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Jun 19 2026

SC Court of Appeals

2026-001010

Bernard Logan and Shanda Tate

204 Arrow Wood Rd. Apt 102

864-325-4193

prettydiamond79@gmail.com

June 22, 2026

Jeremy Crane

220 North Main Street, Suite 500

Greenville, SC 29601

Via Certified Mail / Return Receipt Requested and Email

RE: Notice of Unhealthy Conditions and Demand for Mold Remediation

204 Arrow Wood Rd, Apt 102

Spartanburg, SC 29301

Erica Estes/ SREIT Grove Veridian LLC d/b/a The Grove

Dear, Kasey Fowler or Loeb sack & Brownlee, PLLC

I am writing to you in your capacity as the legal representative for my landlord, Erica Estes. This letter serves as formal written notice under the South Carolina Residential Landlord and Tenant Act (SCRLTA), specifically S.C. Code Ann. § 27-40-440, regarding severe mold growth and moisture issues at the above-referenced property.

1. Description of the Breach

The property currently suffers from extensive mold contamination located in HVAC /Ducts.. This condition was caused by a faulty HVAC System, which is a failure to maintain the premises in a fit and habitable condition.

The presence of toxic mold directly violates S.C. Code Ann. § 27-40-440(a)(1) and (2), which mandates that the landlord comply with all applicable building and housing codes materially affecting health and safety, and make all repairs necessary to keep the premises in a fit and habitable condition.

2026-001070

2. Notice of Material Noncompliance

Please consider this letter formal notice pursuant to S.C. Code Ann. § 27-40-610. The current condition of the rental unit materially affects my health and safety. This has caused my son and I all kinds of health problems. The mold spores had a tremendous impact on our health, hair loss, nose bleeds, persistent respiratory issues, ear aches, high risk of cancer, chronic cough, blood in sputum. It has also had a tremendous impact on my son and my social life, my mom/grandmother can not come over, I can not keep my grandchildren, we can not have any type of life. I have enclosed the results from Biotek, pictures, certified letters, emails, proof from the U.S. Postal Service with Erica Estes signature and documented by our Physician.

3. Demand for Remediation

I demand that the landlord immediately hire a certified, licensed mold remediation professional to:

- Inspect and test the affected areas.
- Repair the underlying source of moisture causing the mold.
- Safely remediate all mold contamination according to industry standards.

4. Required Timeline and Remedies

Under S.C. Code Ann. § 27-40-610(a), the landlord has fourteen (14) days from the receipt of this notice to remedy this breach. Please be advised of the following statutory remedies if the mold is not properly remediated within fourteen days:

Termination of Lease: I intend to terminate the rental agreement immediately upon the expiration of the 14-day period.

Damages and Injunctive Relief: I reserve the right to initiate legal action to recover actual damages, obtain injunctive relief for the repairs, and seek reasonable attorney's fees under S.C. Code Ann. § 27-40-610(b).

Please contact me within twenty-four (24) hours of receiving this letter to confirm when a certified professional will arrive to inspect the property.

Sincerely,

Bernard Logan and Shanda Tate

2026-001070

Bernard Logan and Shanda Tate

Enclosures: [Photographs of mold growth, Copy of prior maintenance requests, Medical notes if applicable]

AI responses may include mistakes. For legal advice, consult a professional. [Learn more](#)

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Kasey Fowler

P.O. Box 5269

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10:58



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