

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM LEXINGTON COUNTY
Court of Common Pleas
R. Lawton McIntosh, Circuit Court Judge

Case No.: 2011-CP-32-01010
Appellate Case No.: 2013-002056

RECEIVED

DEC 18 2014

SC Court of Appeals

Glenda Renee Couram

Appellant,

v

Mr. & Mrs. Christopher Hooker, Mr. & Mrs. Carl Riebold, Legal or Equitable Right, Title, state, Lien or interest in the Property Described in the Complaint Adverse to the Plaintiff's; Cox & Dinkins, Inc., Fair Builders/Developers, Inc., J. Donald "Don" Rawls & Steve Fair in their official and individual capacities, Carolina Water Svc., (CWS), Carolina Trace Utilities, Inc., & Utilities, Inc., Corporate Offices

Defendants,

Of whom Mr. & Mrs. Christopher Hooker, Mr. & Mrs. Carl Riebold, Cox & Dinkins, Inc., Fair Builders/Developers, Inc., J. Donald "Don" Rawls & Steve Fair in their official and individual capacities are

Respondents.

**SUPPLEMENTAL/APPENDIX TO
RECORD ON APPEAL**

PRO SE APPELLANT

Glenda Couram, *pro se*
104 Macaw Lane
Lexington, SC 29073
(803) 358-0127
grcouram@hotmail.com

COUNSEL FOR RESPONDENTS

R. Davis Howser, Esq.
Howser, Newman and Besley, LLC
PO Box 12009
Columbia, SC 29211
(803) 758-9600
rdhowser@hnblaw.com
*Attorney for Respondents Cox and Dinkins,
Inc., and J. Donald "Don" Rawls*

L.A. "Smokey" Brown, Jr., Esq.
Law Offices of Smokey Brown, PC
PO Box 1545
Irmo, SC 29063
(803) 732-3797
smokeybrown@smokeybrownlawfirm.com
*Attorney for Respondents Mr. & Mrs. Carl
Reibold and Mr. & Mrs. Christopher
Hooker*

Steven A. Fair, *pro se*
Registered Agent
Fair Builders/Developers
153 Shirway Road
(100 S Wrenwood Drive)
Lexington, SC 29073
(803) 957-9801

SUPPLEMENTAL RECORD ON APPEAL

EXHIBITS - DEFENDANTS

Page

1. Defendants' Exhibit 1 – Draft Surveying, Inc., Closing Survey 1
2. Defendants' Exhibit 2 - Photo of Survey/Plat filed by Cox and Dinkins 4
3. Defendants' Exhibit 5 and 6 – Photos 5

EXHIBITS – PLAINTIFF'S

4. Plaintiff's Exhibit 5 – Appellant's Deed - March 28, 1994 7
5. Plaintiff's Exhibit 7 – Wrenwood Subdivision Plat Phase IV 13
November 1990 and June 1991.
6. CERTIFICATE OF COUNSEL 15

Defendants
Exhibit 1

Timothy G. Driggers
ATTORNEY AT LAW

117 East Main Street
P.O. Box 1001
Lexington, S.C. 29071

(803) 359-5174
FAX 359-5175

July 14, 1994

Ms. Glenda R. Couram
104 Macaw Lane
Lexington, S.C. 29073

RE: Deed and Plat to Property

Dear Ms. Couram:

Enclosed for your records is the original Deed and Plat to your Wrenwood Subdivision property as recorded with the Office of the Register of Mesne Conveyance for Lexington County.

Thank you for allowing me to be of assistance to you.

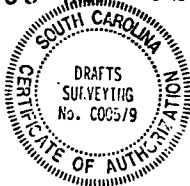
Sincerely,

TG

Timothy G. Driggers

TGD/tmt

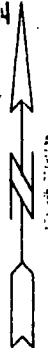
1
[Signature]



FILED

MAR 29 3 43 PM '94

LEXINGTON
COUNTY



LOCATION MAP - NO SCALE

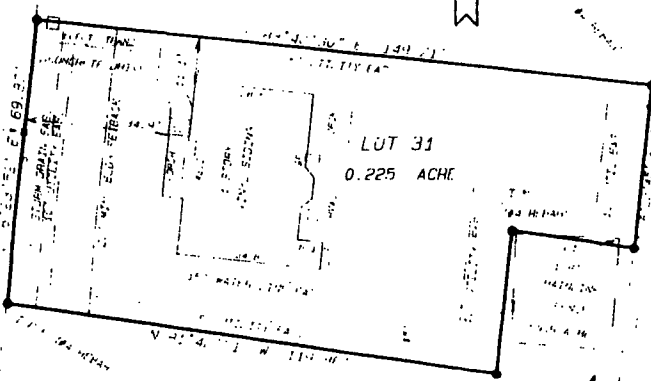
LOT 32

LOT 45

LOT 46



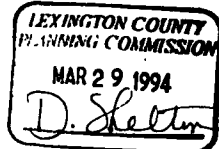
MACAW LANE 50' R/W



WRENWOOD ASSOCIATION

N.C. CAROLINA WATER SERV

LINE	BEARING	DISTANCE
L1	N 81° 43' 06" W	30.00
L2	E 37° 47' W	30.00
L3	S 61° 35' 59" W	30.00
L4	N 81° 41' 46" W	30.00



**CLOSING SURVEY FOR
GLENDA R. COURAM**
LOCATED IN LEXINGTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 30'



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THE ABOVE SHOWN LOT IS ALSO SHOWN AS LOT 31 ON A FINAL PLAT OF WRENWOOD, PHASE IV, DATED JUNE 11, 1991, AND LAST REVISED NOVEMBER 25, 1991 BY PALMITO ENGINEERING AND SURVEYING CO., INC., RECORDED IN LEXINGTON COUNTY PLAT BOOK 247 AT PAGE 153.

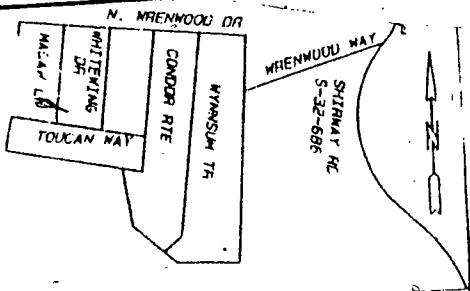
14264

I HEREBY CERTIFY THAT I HAVE CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, "FLOOD INSURANCE RATE MAP", #450129 WITHIN THE EFFECTIVE JUNE 15, 1991, AND DETERMINED THAT THE ABOVE LOT LIES WITHIN THE APPROXIMATE SEALED LIMITS OF ZONE "C", NOT A 100 YEAR FLOOD AREA.

[Signature]
DATE: 3/29/94

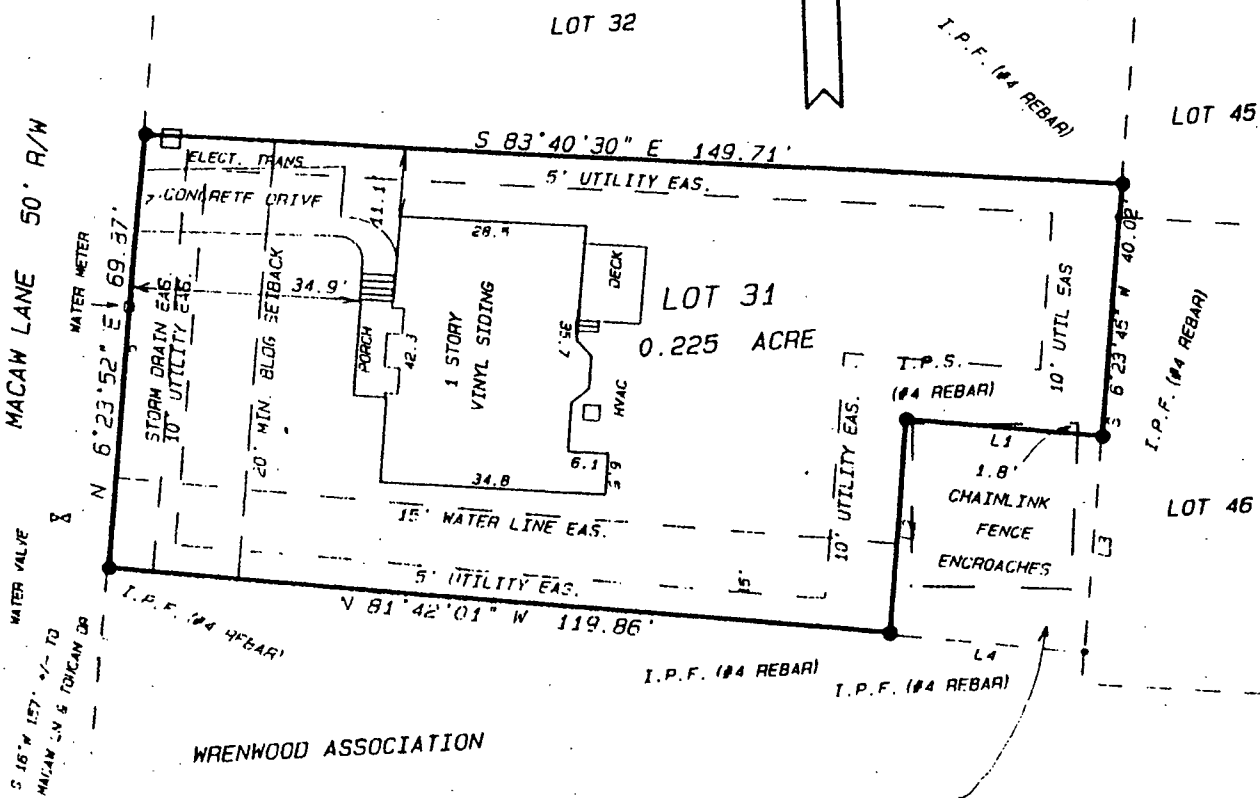
1667
2

SITE



LOCATION MAP - NO SCALE

Defendants
Exhibit 1

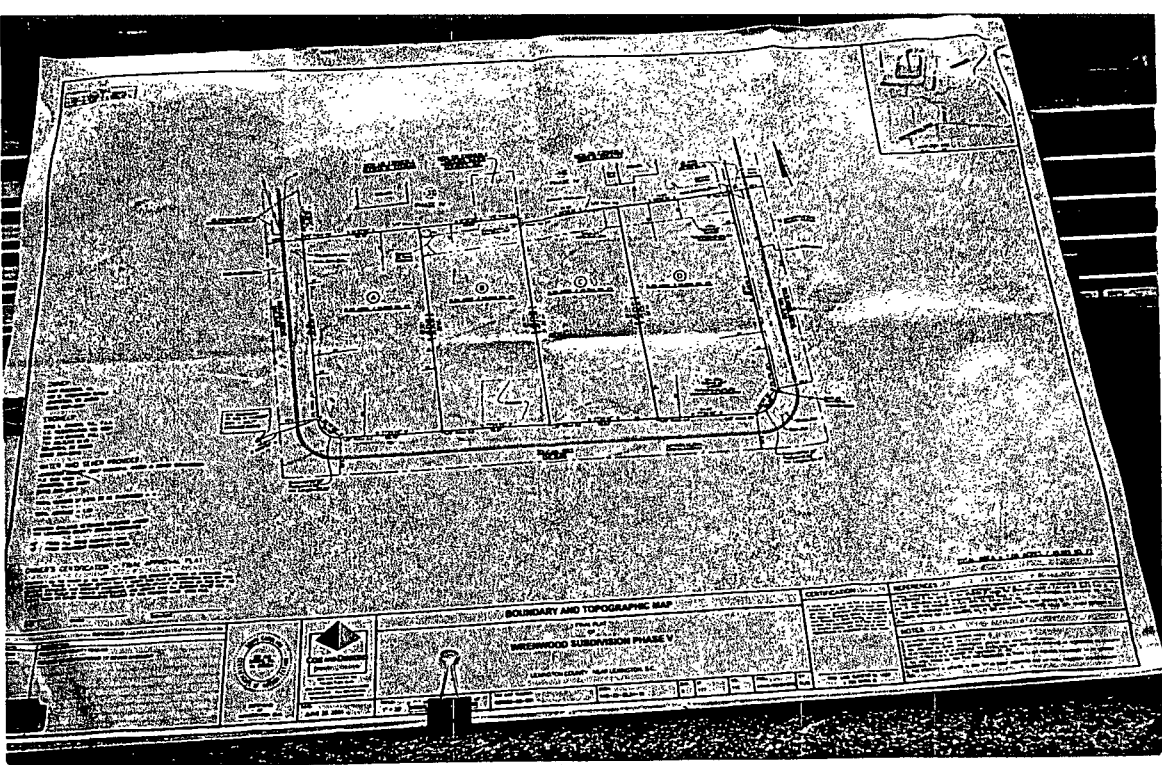


LINE	BEARING	DISTANCE
L1	N 81°43'36" W	30.00
L2	S 6°17'47" W	35.00
L3	S 6°15'53" W	35.02
L4	N 81°41'46" W	30.02

CLOSING SURVEY FOR
GLENDIA R. COURAM
LOCATED IN LEXINGTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 30'

668
3



WHEREAS I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS WRENWOOD SUBDIVISION PHASE I; I HEREBY CERTIFY THAT I ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH AND DEDICATE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS NEEDED FOR PUBLIC OR PRIVATE MAINTENANCE, AND CERTIFY THAT ALL CURRENT STATE AND COUNTY TAXES OR OTHER ASSESSMENTS RELATIVE TO THIS PROPERTY HAVE BEEN PAID.

DATE: _____ OWNER: _____ SIGNATURE: _____

REVISIONS	
NO.	DATE
1	8/9/04
2	10/13/04
REVISED PER COUNTY REDLINE	
REVISED TO ADD PROPOSED 15' SEWER EASEMENT	

SOUTH CAROLINA
CERTIFICATE OF AUTHORITY
 COX AND DAVIS, INC.
 No. CO029
CERTIFICATE OF AUTHORIZATION

REFERENCES

- 1) FINAL SUBDIVISION PLAT OF WRENWOOD SUBDIVISION PHASE I, AS SHOWN AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, COUNTY OF HANCOCK, SOUTH CAROLINA, PLAT BOOK NO. 247-4.
- 2) FINAL SUBDIVISION PLAT OF WRENWOOD SUBDIVISION PHASE II, AS SHOWN AND RECORDED IN PLAT BOOK NO. 247-4.
- 3) WRENWOOD SUBDIVISION RESTRICTIVE COVENANTS, RECORDED IN PLAT BOOK NO. 247-4.
- 4) WRENWOOD SUBDIVISION RESTRICTIVE COVENANTS, RECORDED IN PLAT BOOK NO. 247-4.

NOTES

ALL LOTS ARE TO BE USED UPON ASSIGNED DRAINAGE

Defendants'
Exhibit 2

Defendants' Exhibit 5



Defendant
Exhibit 6



Plaintiff's Exhibit 5

183.30
17.50

BK2950PG059

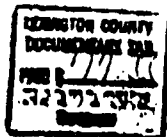
FORM NO. 115 - TITLE TO REAL ESTATE BY A CONVEYANCE
COLUMBIA OFFICE SUPPLY CO., COLUMBIA, S.C.

FILED

The State of South Carolina

MAR 23 3 44 PM '94

COUNTY OF LEXINGTON

JOHN L. TRIBLE
CLERK
LEXINGTON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That



in the State aforesaid,

for and

in consideration of the sum of

Seventy-Three Thousand Five Hundred and No/100 (\$73,500.00)

Dollars

to it in hand paid at and before the sealing of these presents, by

Glenda R. Couram

in the State aforesaid.

(the receipt whereof is hereby acknowledged)

has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said

GLENDA R. COURAM, HER HEIRS AND ASSIGNS:

All that certain piece, parcel tract or lot of land, with the improvements thereon, situate, lying and being in Lexington County School District Number One, Lexington County, South Carolina, shown and delineated as Lot Number Thirty-one (31) of the Wrenwood Subdivision, Phase 4, containing 0.225 of an Acre, on a plat prepared for Glenda R. Couram by Drafts Surveying, Inc., dated February 24, 1994, and recorded in Plat Book 369, at page 12, in the Office of the Register of Mesne Conveyances for Lexington County.

Lot Number Thirty-one (31) of the Wrenwood Subdivision, Phase 4, has the following boundaries and measurements: Beginning at a point on Macaw Lane where the subject property adjoins Lot Number Thirty-two (32) of the Wrenwood Subdivision, Phase 4, then turning and running S-83-40-30-E along Lot Number Thirty-two (32) of the Wrenwood Subdivision, Phase 4, for a distance of 149.71 feet; then turning and running S-6-23-45-W along Lot Numbers Forty-five (45) and Forty-six (46) of the Wrenwood Subdivision, Phase 4, for a distance of 40.02 feet; then turning and running N-81-43-36-W along property now or formerly of Carolina Water Service for a distance of 30.00 feet; then turning and running S-6-17-47-W along property now or formerly of Carolina Water Service for a distance of 35.00 feet; then turning and running N-81-42-01-W along property of the Wrenwood Association for a distance of 119.86 feet; then turning and running N-6-23-52-E along Macaw Lane, along which it fronts for a distance of 49.87 feet.

This being the identical property conveyed to Steve Hendrix Builders, Inc. by Deed of W.J.S., Incorporated, dated March 25, 1993, and recorded March 26, 1994 in Record Book 2479, at page 126, in the Office of the Register of Mesne Conveyances for Lexington County.

Tax Map Number: 006629-02-001.

Grantee's Address: 104 Macaw Lane, Lexington, S. C. 29073

14265

6
209

BK2950P6060

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said

Gladia R. Courser, her

Heirs and Assigns forever.

And the said Steve Hendrix Builders, Inc. does hereby bind itself

and its successors, to warrant and forever defend all and singular the said premises unto the said Gladia R. Courser, her Heirs and Assigns, against itself and its successors and against every person whatsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF

(Name name of Corporation)

has caused

these presents to be executed in its name by

(Name name of President or Vice-President)

its

President, and by

Jean K. Hendrix

(Name name of Secretary or Treasurer)

its

Secretary

and its corporate seal to be hereto affixed this

28th

day of

March

in the year of our Lord, one thousand nine hundred and

twenty-four

, and in the two

hundred and

seventeenth

year of the Sovereignty and Independence of the United

States of America.

Signed, Sealed and Delivered
in Presence of

STEVE HENDRIX BUILDERS, INC. (Seal)

By

Jean K. Hendrix

JEAN K. HENDRIX - Secretary

Witness

Witness

Notary Public

7210

FILED

MAY 3 4 22 PM '85

JOANNE P. TRIGBLE
RMC
LEXINGTON COUNTY

The State of South Carolina,
COUNTY OF LEXINGTON

KNOW ALL MEN BY THESE PRESENTS, That

AUGUST KOHN AND COMPANY, INCORPORATED

in the State aforesaid, for and in consideration of the sum of
Five and no/100 (\$5.00) Dollars and other valuable consideration ~~ENCLOSURE~~
to it in hand paid at and before the sealing of these presents, by Carolina Water Service, Inc.
in the State aforesaid, (the receipt whereof is hereby acknowledged)
has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said

CAROLINA WATER SERVICE, INC., its Successors and Assigns:

All that certain piece, parcel or lot of land situate, lying and being near the town of Red Bank in the County of Lexington, State of South Carolina, being shown and designated as "Well Site" on a Plat of Wrenwood Subdivision prepared for August Kohn Co., Inc., by Johnny T. Johnson & Assoc., dated November 8, 1982, revised August 26, 1983, and recorded in the RMC Office for Lexington County South Carolina on 5-3-85 in Plat Book 2076 at page 887.

This conveyance is subject to existing easements and to easements and restrictions of record, including those shown on recorded Plats.

This being a portion of the same property conveyed to the Grantor herein by Deed of Wrenwood Corporation dated October 31, 1977, recorded November 8, 1977 in Deed Book 232 at page 1 in the RMC Office for Lexington County.

ALSO, granted hereby is a non-exclusive easement appurtenant to the "Well Site" being conveyed herein to the Grantee, for purposes of ingress and egress for constructing and maintaining a water well on the "Well Site." Said easement is 15 feet in width, as shown and delineated on the above described Plat recorded in Plat Book 2076 at page 887.

TMS# 6628-5-2

GRANTEE'S ADDRESS: 1905 Sunset Boulevard, Post Office Box Drawer 4509,
West Columbia, South Carolina 29171-4509

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said CAROLINA WATER SERVICE, INC., its Successors ~~And~~ and Assigns forever.

INCORPORATED

And the said AUGUST KOHN AND COMPANY, / does hereby bind itself

and its successors, to warrant and forever defend all and singular the said premises unto the said CAROLINA WATER SERVICE, INC., its ^{Successors} ~~And~~ and Assigns, against itself and its successors ~~and its successors~~ lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF AUGUST KOHN AND COMPANY, INCORPORATED ^(Insert name of Corporation) has caused

these presents to be executed in its name by Wade H. Britt, III ^(Insert name of President or Vice-President) its President, and by J. Bruce King, Jr. ^(Insert name of Secretary or Treasurer) its Vice-President

and its corporate seal to be hereto affixed this 1st day of May in the year of our Lord, one thousand nine hundred and eighty-five (1985), and in the ~~XXX~~ two hundred and ninth (209) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in Presence of

Kim Hall
Witness
Carolyn S. Hallway
Witness

AUGUST KOHN AND COMPANY,
INCORPORATED (Seal)

By Wade H. Britt, III
Wade H. Britt, III President.
J. Bruce King, Jr.
J. Bruce King, Jr. Vice-President

The State of South Carolina,
COUNTY OF LEXINGTON

PERSONALLY appeared before me Kim Hall
(Insert name of Witness)

who, in oath, says that he saw the within-named AUGUST KOHN AND COMPANY, INCORPORATED
(Insert name of Corporation)

by Wade H. Britt, III its
(Insert name of President or Vice-President)

President and J. Bruce King, Jr. its Vice-President
(Insert name of Secretary or Treasurer)

sign the within Deed, and the said Corporation, by said officers, seal said Deed, and, as its act and deed, deliver the
same, and that he with Carolyn G. Galloway witnessed the
(Insert name of other Witness)

execution thereof.

Kim Hall

(Witness)

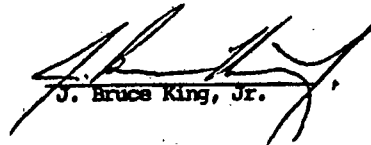
SIVORN to before me, this 1st day of May, A. D. 1985.

Carolyn G. Galloway (Seal)
M C E: 1-21-90 Notary Public, S. C.

BOOK 725 PAGE 7

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON) AFFIDAVIT

Personally appeared before me J. Bruce King, Jr., who, being duly sworn, deposes and says that the total consideration for the deed from August Kohn and Company, Incorporated to Carolina Water Service, Inc. did not exceed the sum of \$100.00.


J. Bruce King, Jr.

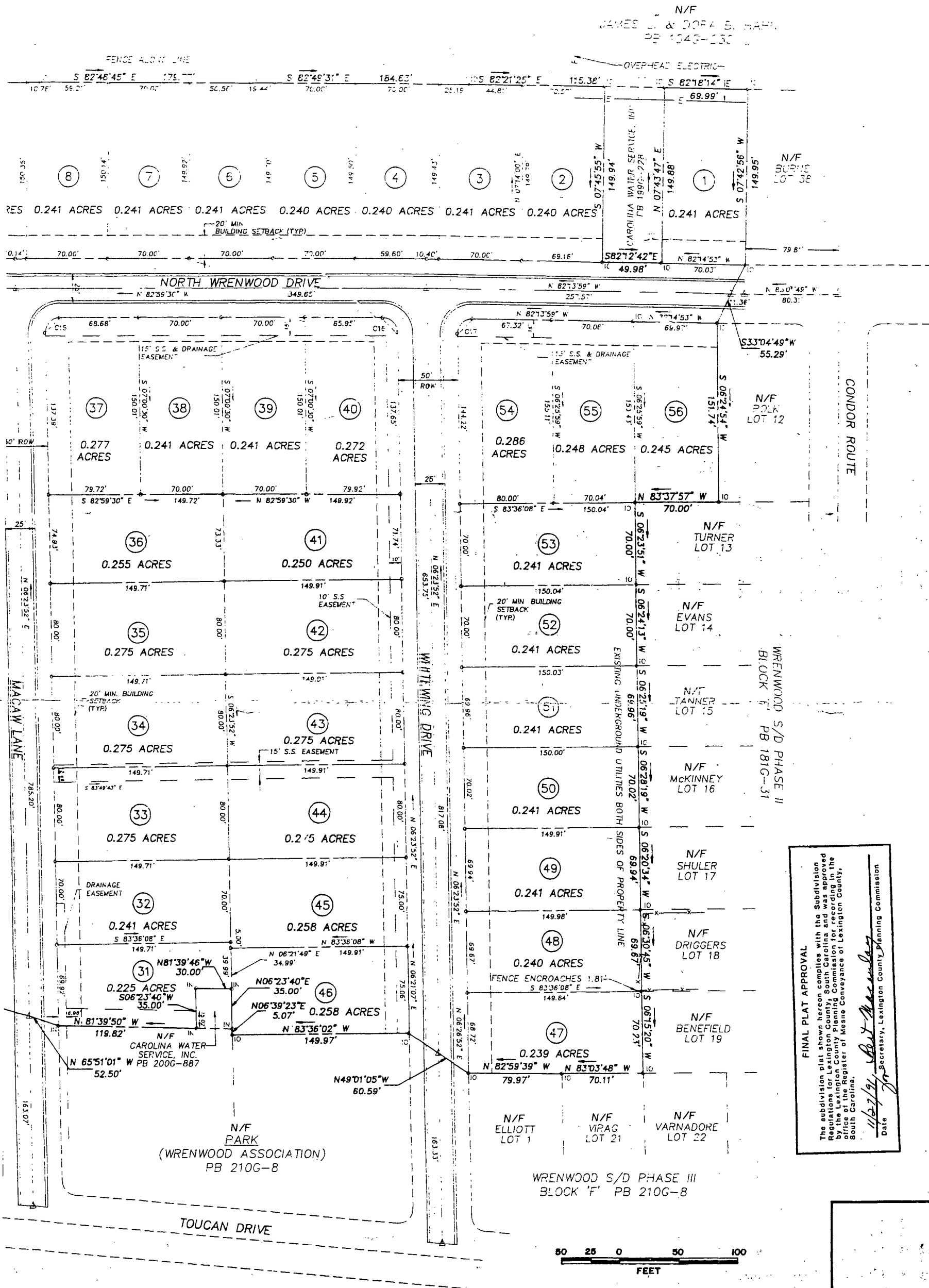
SWORN to and subscribed before
me this 1 day of May 1985.

Caroline S. Beckwith (L.S.)
Notary Public for South Carolina

My Commission expires: 1/21/90

BOOK 725 PAGE 7

11
208



PALMETTO ENGINEERING & SURVEYING CO., INC.
1226 BULL STREET
COLUMBIA, SOUTH CAROLINA 29201
302-799-4547



FINAL PLAT OF
WRENWOOD SUBDIVISION - PHASE IV

PREPARED FOR
W.J.S. INC.

LOCATED IN LEXINGTON COUNTY, NEAR LEXINGTON, S.C.

FINAL PLAT APPROVAL
The subdivision plat shown hereon complies with the Subdivision Regulations for Lexington County, South Carolina and was approved by the Lexington County Planning Commission for recording in the Office of the Register of Deeds, Lexington County, South Carolina.
Date 11/27/91
Secretary, Lexington County Planning Commission

SCALE:	1" = 50'
DESIGNED BY	
DRAWN BY	
CHECKED BY	T.H.
DATE	JUNE 11, 1991
DRAWING NO	
SHEET NO.	

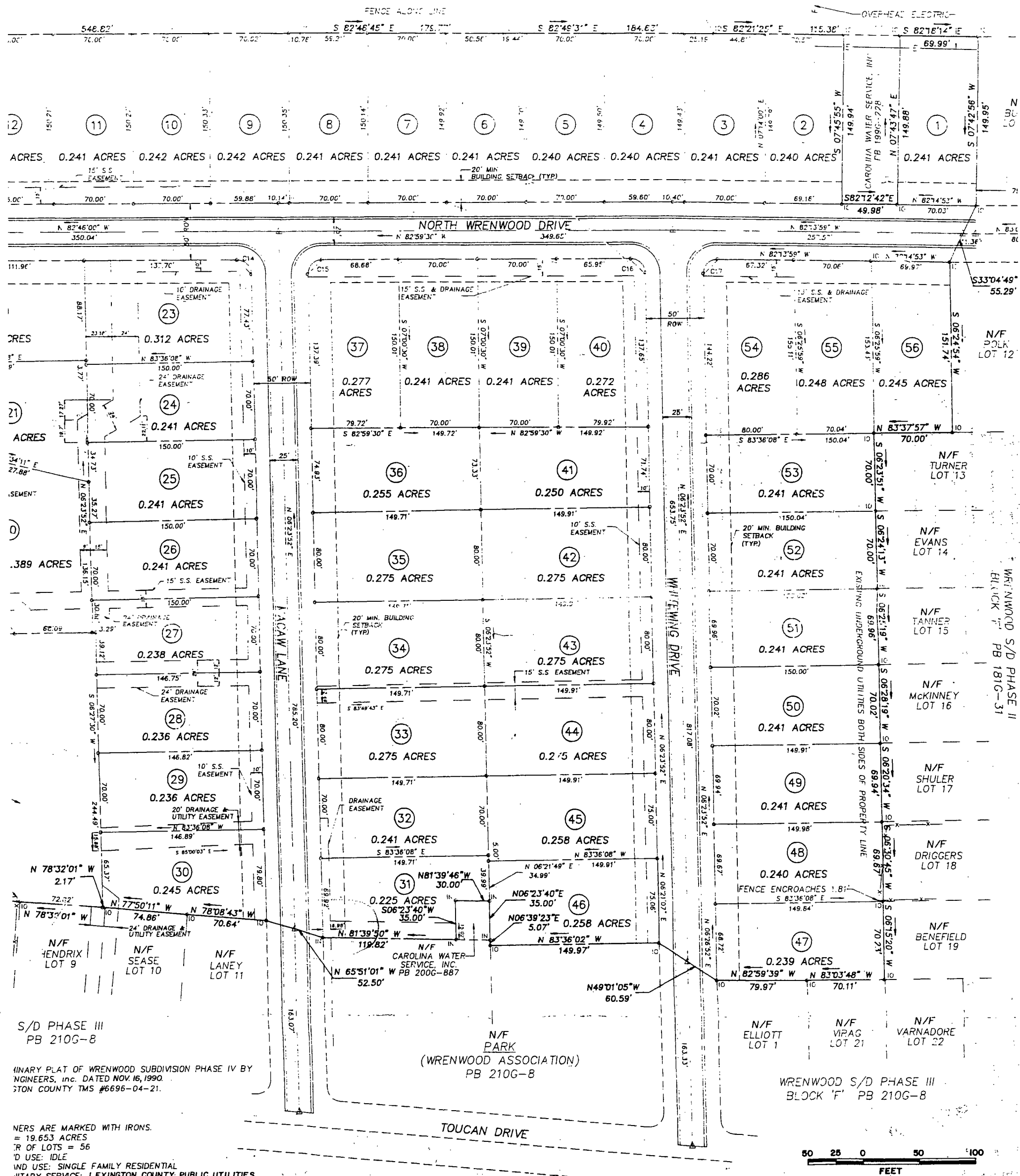


34441

Plaintiff's Exhibit 7

6576 12
777A
10

N/F
JAMES L. & DORA E. HALL
DE 1040-130



34441

Plat Book 247



13

~~677~~

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM LEXINGTON COUNTY
Court of Common Pleas
R. Lawton McIntosh, Circuit Court Judge

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Glenda Renee Couram

Appellant,

v

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Defendants,

Of whom Mr. & Mrs. Christopher Hooker, Mr. & Mrs. Carl Riebold, Cox & Dinkins, Inc., Fair Builders/Developers, Inc., J. Donald "Don" Rawls & Steve Fair in their official and individual capacities are

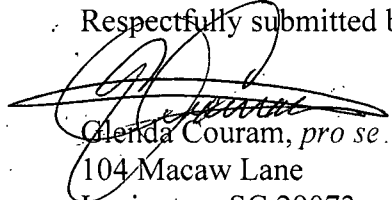
Respondents.

CERTIFICATE OF COUNSEL

The undersigned certifies that the Supplemental Record on Appeal is in substantial compliance and contains all materials specifically ordered to be included pursuant to SCACR 211(a) and 238.

Dated this 20th day of December 2014.

Respectfully submitted by:

A handwritten signature in black ink, appearing to read 'Glenda Couram', is written over the printed name.

Glenda Couram, *pro se*

104 Macaw Lane

Lexington, SC 29073

(803) 896-7509

grcouram@hotmail.com

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM LEXINGTON COUNTY
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R. Lawton McIntosh, Circuit Court Judge

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Glenda Renee Couram

Appellant,

v

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Defendants,

Of whom Mr. & Mrs. Christopher Hooker, Mr. & Mrs. Carl Riebold, Cox & Dinkins, Inc., Fair Builders/Developers, Inc., J. Donald "Don" Rawls & Steve Fair in their official and individual capacities are

Respondents.

PROOF OF SERVICE

I, the undersigned, hereby, certify that the *pro se* Appellant personally served or hand delivered a copy of the *SUPPLEMENTAL RECORD ON APPEAL* on each Respondent as listed below by causing a copy of the same to be deposited in a U.S. postal service mailbox with adequate postage prepaid, addressed as

follows this 20th day of December 2014:

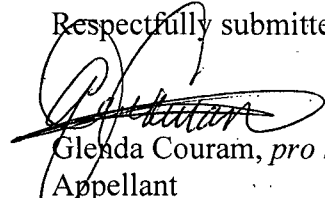
Steven A. Fair, *pro se*
Registered Agent
Fair Builders/Developers, Inc.
153 Shirway Road
Lexington, SC 29073

Law Office of Smokey Brown, PC
PO Box 1545
Irmo, SC 29063

R. Davis Howser, Esq.
Howser, Newman & Besley, L.L.C.
P.O. Box 12009
Columbia, SC 29211-2009

Steve Fair, *pro se*
Registered Agent
100 S. Wrenwood Drive
Lexington, SC 29073

Respectfully submitted by:



Glenda Couram, *pro se*
Appellant
104 Macaw Lane
Lexington, SC 29073
(803) 896-7509
grcouram@hotmail.com

December 20th, 2014
Lexington, South Carolina