

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF RICHLAND )  
 )  
 IN THE MATTER OF )  
 THE ESTATE OF ESSIE LEE )  
 MORGAN )  
 )  
 FELICIA WELLS, )  
 PETITIONER. )

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IN THE PROBATE COURT  
 ESTATE NO.: 2011-ES-40-00202

ORDER APPOINTING  
 PERSONAL REPRESENTATIVE

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 2011  
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FILED

**THIS MATTER IS BEFORE THE COURT** upon the filing of a Summons and Petition for Formal Testacy and Formal Appointment of a Personal Representative in the Estate of Essie Lee Morgan on May 10, 2011 by Felicia Wells, a daughter of the decedent. An Amended Summons and Petition for Formal Testacy and Formal Appointment of a Personal Representative was filed with the Court on June 6, 2011 by Felicia Wells, a daughter of the decedent. In both Petitions, Felicia Wells asks that this Court appoint her to serve as Personal Representative of her mother's Estate. In both Petitions, Felicia Wells states that the decedent was incapable of executing a Will because of her mental capacity. Essie Lee Morgan died testate on February 13, 2011. The decedent's Last Will and Testament was dated June 14, 2010 in which she devised her entire estate to her granddaughter, Lydia Elaine Haggwood. The decedent named Lillie P. Pitts as the Personal Representative of her estate. Following the filing of the Petition for Formal Testacy and Formal Appointment, Lillie P. Pitts filed a Renunciation of Right to Administration and Nomination of Personal Representative form in which she renounced her right to serve as Personal Representative and nominated Felicia Wells to serve in that capacity without bond. Upon Lillie Pitts' filing of her renunciation, Felicia Wells filed a Petition for Informal Probate of Will and Informal Appointment on July 25, 2011. Felicia Wells also executed and filed an Affidavit with the Court on July 25, 2011 stating that she will never

contest the Will set forth by her mother, Essie Lee Morgan, now or ever.

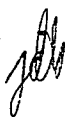
After considering all filed pleadings and documents, the Court makes the following:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. Essie Lee Morgan died testate on February 13, 2011; therefore, the Probate Court of Richland County has subject matter jurisdiction of this proceeding pursuant to S.C. Code Ann. § 62-1-302(a)(1), 1976, as amended.
2. Essie Lee Morgan was a resident of Richland County at the time of her death; therefore, venue for this proceeding is proper in Richland County, pursuant to S.C. Code Ann. §62-3-201, 1976, as amended.
3. According to the information listed in the Petitions for Formal Testacy and Formal Appointment, Application for Probate of Will and Appointment, the decedent died testate and devised her entire estate to her granddaughter, Lydia Elaine Haggwood and her intestate heirs are her seven children, Felicia Wells, Arlene Smith, Susan Johnson, Lora Clemons, Tyrone Robinson, Allan Morgan, and Troy Morgan.
4. In an affidavit filed with the Court on July 25, 2011, Felicia Wells stated that she was never going to contest the Will set forth by her mother, Essie Lee Morgan, now or ever.
5. Lillie P. Pitts, the named Personal Representative in the decedent's Last Will and Testament dated June 14, 2010 renounced her right to serve as Personal Representative and nominated Felicia Wells to serve as in that capacity without bond. Therefore, the Court concludes that Felicia Wells shall serve as Personal Representative of the Estate of Essie Lee Morgan.

**THEREFORE, IT IS HEREBY ORDERED:**

- A. That Felicia Wellshall be appointed Personal Representative of the Estate of




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SC Court of Appeals

Morgan and shall serve without bond. However, the Court reserves the right to require bond in the future if circumstances arise which might necessitate a bond.

B. That the Personal Representative shall file an Inventory and Appraisement with this Court within ninety (90) days of the date of this Order.

C. That the Personal Representative shall take all actions reasonably necessary to keep all heirs informed of Estate matters.

**IT IS SO ORDERED.**

  
Jacqueline D. Belton  
Associate Probate Court Judge

August 5, 2011  
Columbia, South Carolina

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Felicia A. Car. Wells  
Joshua L. Wells

23. Waivers. Borrower waives all rights of homestead exemption in the Property.

24. Future Advances. The lien of this Security Instrument shall secure the existing indebtedness under the Note and any future advances made under this Security Instrument up to one hundred fifty percent (150 %) of the original principal amount of the Note plus interest thereon, attorneys' fees and court costs.

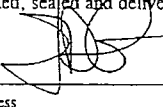
25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

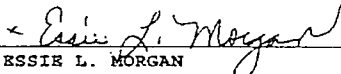
[Check applicable box(es)]

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- Other(s) [specify]
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
ESSIE L. MORGAN (Seal)  
-Borrower

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

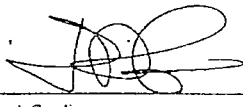
STATE OF SOUTH CAROLINA,

Personally appeared before me DTG WOODRUFF  
DTG saw the within named Borrower sign, seal, and as HR  
Mortgage, and that SAC with DTG WOODRUFF  
witnessed the execution thereof.

County ss: RICHLAND

and made oath that  
act and deed, deliver the within written

Sworn to before me this 26th day of MARCH, 1997



My Commission Expires: 2/21/2000

Notary Public for South Carolina

(Seal)

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APR 30 2015

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Felicia G. Wells  
Felicia G. Wells