

**THE STATE OF SOUTH CAROLINA  
In The Court of Appeals**

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**Ex parte: Louie E. Moore, formerly doing business  
as Fairfield Real Estate Company, Inc., Appellant,**

**and**

**Britt Rowe, Purchaser, and Community Federal  
Savings & Loan Association, Respondents.**

**In re:**

**Jerry W. Branham, Plaintiff,**

**v.**

**Fairfield Real Estate Company, Inc., Theophilus L.  
Davis, Peggy K. Branham, Betty Portee, Abraham  
Khalil, The Bank of Ridgeway, and Community  
Federal Savings & Loan Association, Defendants.**

**RECEIVED**

SEP 01 2017

SC Court of Appeals

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**Appeal From Fairfield County  
Claude S. Coleman, Special Referee**

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**Opinion No. 3352  
Heard May 8, 2001 - Filed June 4, 2001**

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**REVERSED**

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**Leonard R. Jordan, Jr., of Berry, Quackenbush & Stuart, of  
Columbia, for appellant.**

**Robert E. Stepp and Laura W. Robinson, both of Sowell, Gray,  
Stepp & Laffitte, of Columbia; and R. Westmoreland Clarkson,  
of Winnsboro, for respondent Community Federal Savings &  
Loan Association.**

**Walter B. Todd, Jr., and J. Derrick Jackson, both of Todd,  
Holloway & Ward, of Columbia, for respondent Britt Rowe.**

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**ANDERSON, J.:** This appeal involves a special referee's conduct at a mortgage foreclosure sale. Louie E. Moore ("Moore") was the highest bidder at the foreclosure sale of certain real estate owned by Fairfield Real Estate Company, Inc. ("Fairfield"), at which time Moore was the president and sole shareholder of Fairfield. The referee then announced Moore was required to tender his earnest money to the court within fifteen minutes of the closing of the first sale. After Moore could not tender his deposit within the allotted time limit, the referee re-auctioned the property. Moore objected to the second sale and moved to confirm the first sale. Moore's objections were denied. Moore appeals. We reverse.

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

201 Johnston Street - Saint George, SC 29477 (843) 563-0181

\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*



Instrument #:	2017020324	Return To:	FRANK CISA
Receipt Number:	29480		
Recorded As:	DEED		
Recorded On:	August 01, 2017		
Recorded At:	12:02:44 PM	Received From:	FRANK CISA
Recorded By:	NW	Parties:	
Book/Page:	RB 10927: 35 - 39		Direct- CHARPIA, JODY E
Total Pages:	5		Indirect- GREEN WAVE ALUM LLC

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee:	\$10.00
Consideration:	\$59,100.00
County Tax:	\$65.45
State Tax:	\$154.70
Tax Charge:	\$220.15



Margaret Bailey

Margaret Bailey - Register of Deeds



conveyed to Howard W. Charpia by deed dated March 7, 2017, and recorded March 9, 2017, in the ROD Office for Dorchester County in Book 10694 at Page 139.

TMS No. 145-13-02-011-000

Property address: 1450 Jahnz Avenue, Summerville, SC 29485

Grantee's address: 1591 Savannah Highway, Suite 201, Charleston, SC 29407

This property was sold subject to any past due or accruing property taxes, assessments, existing easements and restrictions of record and any other senior encumbrances.

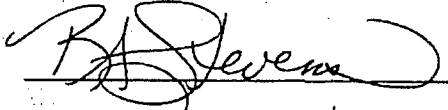
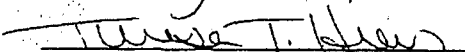
TOGETHER with all and singular the hereditaments, rights, members, and appurtenances whatsoever to the said property belonging or in any wise incident or appertaining, and the reversions and remainders, rents, issues, and profits thereof, and also any estate, right, title, interest, dower, possession, benefit, claim, or demand therein whatsoever of all parties to the said suit and of all other persons who might rightfully claim the same or any part thereof, by, from, or under them, or either of them;


TO HAVE AND TO HOLD the said property, with its hereditaments, privileges, and appurtenances, unto the said grantee, its successors and assigns for their own use, benefit, and behoof, forever.

IN WITNESS WHEREOF, I, the undersigned, as Clerk of Court for Dorchester County under and by virtue of the said Order(s), have hereunto set my Hand and Seal the 1 day of August 2017.

SIGNED, SEALED AND DELIVERED  
In the Presence of:

FILED/RECORDED  
August 1, 2017  
DORCHESTER COUNTY  
REGISTER OF DEEDS

  
Cheryl Graham  
As Clerk of Court  
for Dorchester County

STATE OF SOUTH CAROLINA)  
COUNTY OF DORCHESTER )

PERSONALLY appeared before me the undersigned, who being duly sworn disposes and says:

1. I have read the information concerning the new exemption numbers (Senate Bill 564 – June 10, 1997), and I understand this information.
2. The property being transferred is located at 195 JAHNZ AVE, SUMMERVILLE, SC 29905, bearing DORCHESTER COUNTY TAX MAP NUMBER 145-13-02-01-00, was transferred by STEARNS GRANTING CO. OF CONRS to GREENWAVE ALUM, LLC on AUGUST 1, 2017.
3. The deed is NOT EXEMPT from the deed recording fees, and the FAIR MARKET VALUE IS \$59,100.00.
4. The deed is exempt from the deed recording fee because (use new exemption number and explain reason for exemption):  
EXEMPTION # \_\_\_\_\_ (See new exemption number on enclosed sheet) AND EXPLANATION FOR EXEMPTION \_\_\_\_\_
5. As required by code section 12-24-70, I state I am a responsible person who was Connected with the transaction as: ( ) grantor, ( ) grantee, () attorney, ( ) other (state connection) \_\_\_\_\_
6. I understand that a person required to furnish this affidavit who willfully furnishes a false for fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand (\$1,000.00) or imprisoned for more than one year, or both.

Debbie C.

Responsible Person Connected with Transaction (see #5)

SWORN to before me this 1  
Day of AUGUST 2017  
Thomas E. Blackwood  
Notary Public for SC  
My Commission Expires: 9-15-18  
THOMAS E. BLACKWOOD

