



PROPERTY INFORMATION PACKAGE

LENDER ORDERED AUCTION

**5± ACRE
RESIDENTIAL LOT
HIGHSWEEP SUBDIVISION
THE TERRITORIES
NINETY SIX, SOUTH CAROLINA**

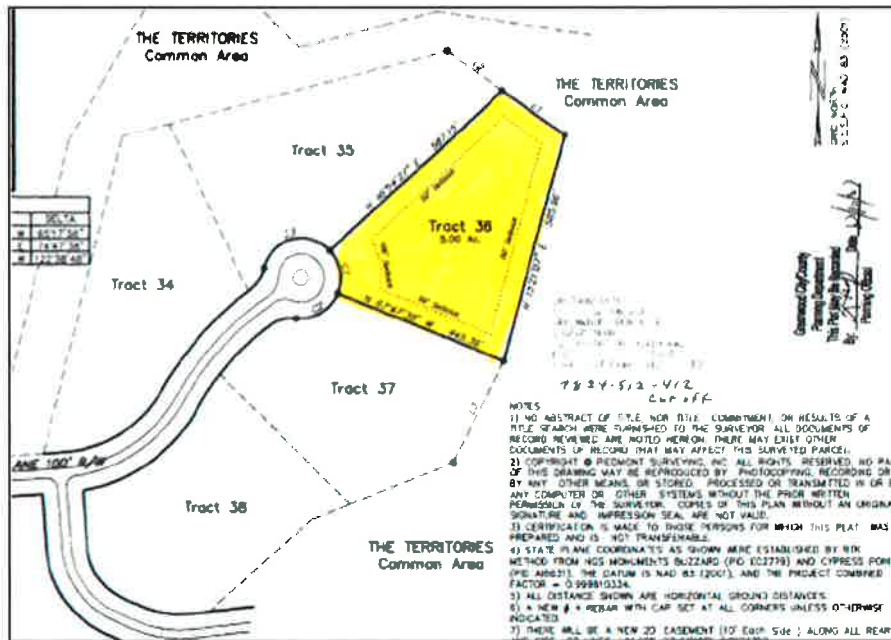
ONLINE ONLY

**Auction Date:
June 7th, 2017
4:00 p.m.**

All Bidding Subject to "Dynamic Close" Auto Extend



LOT 36
THE TERRITORIES
NINETY SIX, SOUTH CAROLINA



Address: 205 Highsweep Lane, Ninety Six, SC

- 5 ± Acre Residential Lot
- Property sits among 2500 acres of protected and managed preserve land
- Highsweep Subdivision at The Territories
- Beautiful Wooded Tract
- Convenient to Saluda River

Greenwood County Tax Assessor's Parcel Number: 7824 606 422

2016 Ad Valorem Amount: \$1,728.83

Semi-Annual HOA fees: \$ 7,411.00

*Declaration of Restrictive Covenants for The Territories are posted with property information on RowellAuctions.com

For more property information please visit www.rowellauctions.com or call 1 (800) 323-8388



| Greenwood County, SC - Property Report Convert to PDF 4/21/2017 | | |
|---|------------------|-------------------------------------|
| Parcel ID | Property Address | Description |
| 7824-606-422 | 205 Highsweep Ln | TR 36 OF HIGHSWEEP AT TH TERRITORIE |



| Owner Information | |
|-------------------|--------------------------|
| Owner Name | PARK STERLING BANK |
| Mailing Address | PO BOX 68 |
| City, State Zip | HIAWASSEE, GA 30546-0000 |



Mobile
Maps and
Information



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

| Parcel Information | | | | | |
|--------------------|-----------|-------------|-------------------------|-------------------------|---------------|
| Subdivision | FEMA LOMA | On Lake Gwd | Deed | Plat | Purchase Date |
| THE TERRITORIES | No | No | 1438-45 | 133-112 | 9/26/2014 |

| Improvements | | | | | | |
|--------------|-----------|----------|-----------|------------|---------------|-----------------|
| Year Built | Square Ft | Bedrooms | Bathrooms | Half Baths | Fin Bsmt SqFt | Unfin Bsmt SqFt |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Assessor Information | | | |
|----------------------|--------------------|------------|----------------|
| Appraised by | Tax District | Tax Exempt | Assessed Value |
| County | 2-Ninety Six Rural | | 5550 |

| Assessor Valuation | | |
|--------------------------|---------------------------|-----------------------------|
| Tax Value - Land | Cap Value - Land | Fair Market Value - Land |
| \$92,500 | \$230,000 | \$92,500 |
| Tax Value - Improvements | Cap Value - Improvements | Fair Market Value - Improv. |
| \$0 | \$0 | \$0 |
| Tax Value - Total | Cap Value - Total | Fair Market Value - Total |
| \$92,500 | \$230,000 | \$92,500 |

| Recent Sales | | | | | | | |
|----------------------------------|----------------------------------|------------|---------------|------------|--|-------------------------------|------------------------------|
| Seller Name | Buyer Name | Sale Date | Sale Type | Sale Price | Description | Deed | Plat |
| Johnson E Linwood As Trust | Park Sterling Bank | 9/26/2014 | Other/Unknown | \$69,723 | TR 36 OF HIGHSWEEP AT TH TERRITORIE | 1438- 45 | 133- 112 |
| Scn Territories Land Devel | Johnson E Linwood As Trust | 12/13/2007 | Valid Sale | \$400,000 | TR 36 OF HIGHSWEEP AT TH TERRITORIE | 1080- 121 | 133- 112 |

| Property Tax History | | | | | | |
|----------------------------|-------------|------------|----------|--------|------------|--|
| Owner Name | Base Amount | Net Amount | Tax Year | Status | Date Paid | |
| PARK STERLING BANK | \$1,728.83 | \$1,728.83 | 2016 | Paid | 10/31/2016 | |
| PARK STERLING BANK | \$3,734.40 | \$3,734.40 | 2015 | Paid | 12/15/2015 | |
| JOHNSON E LINWOOD AS TRUST | \$6.15 | \$6.15 | 2014 | Paid | 12/18/2014 | |
| JOHNSON E LINWOOD AS TRUST | \$5.97 | \$5.97 | 2013 | Paid | 1/17/2014 | |
| JOHNSON E LINWOOD AS TRUST | \$5.96 | \$5.96 | 2012 | Paid | 1/16/2013 | |
| JOHNSON E LINWOOD AS TRUST | \$5.95 | \$5.95 | 2011 | Paid | 1/20/2012 | |

GRID NORTH NAD 83 (2001)
S.C.S.P.C. MAD 83 (2001)

Greenwood City/County
Planning Department
This Plan May Be Recorded
By: *[Signature]*
Date: *12/16/07*
Planning Official

200700013139
File # or Record in
5654-00000 COUNTY OF
GREENWOOD BOOK
12714-2007 AL 10:10 p.m.
16.00
PLAT
Book 133 Page 112 & 112

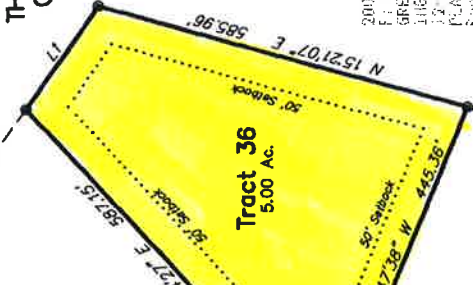
7824-512-412
Cut off

- NOTES:
- 1) NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
 - 2) COPYRIGHT © PIEDMONT SURVEYING, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.
 - 3) CERTIFICATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAN WAS PREPARED AND IS NOT TRANSFERABLE.
 - 4) STATE PLANE COORDINATES AS SHOWN WERE ESTABLISHED BY RTK METHOD FROM NGS MONUMENTS BUZZARD (PID EC2779) AND CYPRESS POINT (PID A16631). THE DATUM IS NAD 83 (2001), AND THE PROJECT COMBINED FACTOR = 0.999810334.
 - 5) ALL DISTANCE SHOWN ARE HORIZONTAL GROUND DISTANCES.
 - 6) A NEW # 4 REBAR WITH CAP SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
 - 7) THERE WILL BE A NEW 20' EASEMENT (10' Each Side) ALONG ALL REAR AND SIDE LOT LINES, UNLESS OTHERWISE INDICATED.

THE TERRITORIES
Common Area

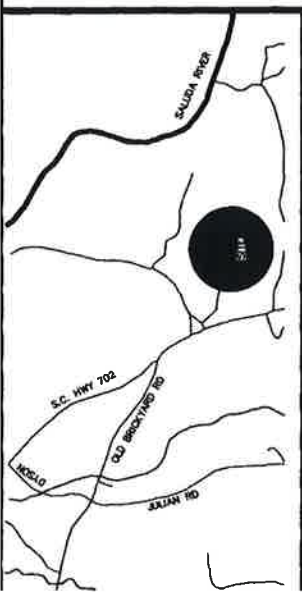
THE TERRITORIES
Common Area

THE TERRITORIES
Common Area



| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|--------|--------|---------|--------|---------------|------------|
| C1 | 100.00 | 113.97 | 64.07 | 107.90 | N 10°26'35" W | 65°17'56" |
| C2 | 100.00 | 130.54 | 76.45 | 121.47 | N 59°36'12" E | 74°47'38" |
| C3 | 100.00 | 214.06 | 182.83 | 175.47 | S 75°35'03" W | 122°38'48" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 55°04'27" W | 193.01 |
| L2 | N 55°04'27" W | 169.98 |
| L3 | N 26°45'06" E | 284.53 |

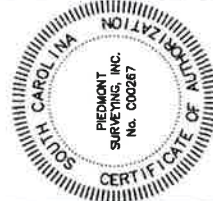


REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the Minimum Standards Manual for the practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

[Signature]
R. DANIEL PROCTOR P.L.S. # 11086



PIEDMONT SURVEYING, INC.
514 EAST LAUREL AVE.
GREENWOOD, S. C. 29648

| | |
|--|----------------|
| PLAT TRACT 36 HIGHSWEEP SUBDIVISION AT THE TERRITORIES PREPARED FOR SCN TERRITORIES LAND DEVELOPMENT | |
| COUNTY OF GREENWOOD | SOUTH CAROLINA |
| SCALE: 1" = 200' | DATE: 2/27/07 |
| 200 100 0 200 400 600 | 800 |
| FIELD WORK BY: MR. [Signature] | |
| DRAWN BY: R.D.P. | |

| |
|----------------------|
| SURVEY DATA |
| INSTRUMENT: GBT-3005 |
| ADJUSTMENT: NONE |
| QUADRANGLE MAP: M4 |
| TAX MAP: N.A. |
| PARCEL NO.: N.A. |
| FIELD WORK BY: MR. |
| DRAWN BY: R.D.P. |

LEGAL DESCRIPTION

All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenwood, State of South Carolina, and being shown and designated as Tract 36 of the Highsweep Subdivision at The Territories as shown on the plat prepared by Piedmont Surveying, Inc. dated February 27, 2007, recorded in the Plat Book 133 at Page 112 in the Office of the Clerk of Court for Greenwood County. Reference is made to the aforesaid plat for a more full and accurate description.

This is the identical property conveyed to E. Linwood Johnson as Trustee of the E. Linwood Johnson Revocable Trust dated April 23, 1992 by deed of SCN Territories Land Development Company, LLC dated December 13, 2007 heretofore entered for

LLC dated December 13, 2007 heretofore entered for record in the Office of the Clerk of Court for Greenwood County in Deed Book 1080 at Page 121.

Tax Parcel No. 7824-606-422

For more information about this property or the auction terms and procedures please contact the Rowell team member listed below:

Ronnie Reagin
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Cell: 229-891-8638
Office: 800-323-8388

Tony Deloache
tdeloache@rowellauctions.com
Cell: 229-890-0681
Office: 800-323-8388



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DIRT to GOLD**