

Annexation Ordinance No. 2022 - 004
100 Percent Petition Method
56.53 acres on Courtney Street

WHEREAS a proper petition has been filed with the Town of Williamston by 100 percent of the representatives of Palmetto Trust of SCLLC which owns 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the Town of Pelzer under the provisions of S.C. Code Section 5-3-150 (3); and the property described herein is owned by what is now known as the Pelzer Heritage commission, and;

WHEREAS it appears to Council that annexation would be in the best interest of the property owners and the Town of Pelzer;

WHEREAS the Town desires to the annex property into the town that enhances both the present and further development of the town, and;

WHEREAS the legal description of the property in questions is:

All that certain property on Courtney Street, in a 56.53 acre tract as particularly described according to a Plat recorded in Plat Book 092 at Page 702.

This property is indexed under Anderson County TMS# 244-00-08-001.

The physical address is Courtney Street, Pelzer, South Carolina and is owned by Palmetto Trust of SC LLC. The property is contiguous to Pelzer Town limits by TMS#244-08-10-007 and TMS# 244-12-06-001.

NOW THEREFORE, be it **Ordained** by the Mayor and Council of the Town of Pelzer this 21st day of June 2022, that the property herein described is hereby annexed to and become a party of the Town of Pelzer effective immediately.



Will Ragland, Mayor of Pelzer



Town Clerk

APPROVED AS TO FORM:



City Attorney

1st reading: June 14, 2022

2nd reading: June 21, 2022

2022-004

100 Percent Petition Form

To the Mayor and Council of the Town of Pelzer, South Carolina


The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached map, hereby petition for annexation of said territory to the Town of Pelzer by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

The physical address is Courtney Road and is owned by **Palmetto Trust of SC LLC**. The property is contiguous to Pelzer Town limit via TMS # 244-08-10007 & 244-120-6001.

The property is designated as follows on the County Tax Maps:

TMS #244-00-08-001



Signature

Palmetto Trust of SC LLC - 4113 E. North St
Greenville, SC 29615
Street/Address/Town

6-8-2022

Date

For Municipal Use:

Petition received by: _____ Date: _____

Description of Ownership verified by: _____

Recommendation: _____

By: _____ Date: _____

HAROLD P. THRELKELD

ATTORNEY AT LAW

P.O. BOX 1385

ANDERSON, SC 29622-1385

PHONE (864) 226-1305

STATE OF SOUTH CAROLINA

PROBATE COURT

COUNTY OF ANDERSON

IN THE MATTER OF HARRY K. MAJOR

030052659 12/30/2003 E 5928 P 244

CASE NUMBER 2001-ES-04-00292

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 26th day of February, 2001 and,

WHEREAS, The estate of the decedent is being administered in the Probate Court for Anderson County, South Carolina in File #2001-ES-04-00292, and,

WHEREAS, The grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, The undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: Patricia M. Holcombe
Harry K. Major, Jr.
Earl Franklin Major
Address: 412 Saluda Road
Williamston, SC 29697

the following described property:

(SEE EXHIBIT "1" ATTACHED)

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

TO HAVE AND TO HOLD, all and singular, the said Patricia M. Holcombe, Harry K. Major, Jr. and Earl Franklin Major, their heirs and assigns forever.

EXHIBIT 1

Parcel 1:

(a) ALL that certain piece, parcel or lot of land situate, lying and being in the Town of Williamston, County of Anderson, State of South Carolina, in School District Number One, said lot of land containing .034 acres, and being designated as Lot 7-B on that certain plat of Farmer & Simpson Engineers, David N. Simpson, Registered L.S. dated December 14, 1987, duly of record in the office of the Clerk of Court for Anderson County, South Carolina in Plat Book 100, at page 30, and being more particularly described as follows: BEGINNING at the Northernmost corner of said lot, said corner being located on the Southern side of Pelzer Street, also known as Pelzer Avenue, and running thence S 15-49 W 101.46 feet to a corner; thence N 19-45 W 41.36 feet to a corner marked "C" on the Southern side of Pelzer Avenue, thence in a curved line along the Southern side of Pelzer Avenue or Pelzer Street, the chord of which is N 16-06 E 11.36 feet to a corner; and continuing N 34-20 E 36.86 feet to a corner designated "D", and continuing N 38-51 E 16.93 feet to a corner; and continuing N 59-31 E 8.20 feet to the point of beginning; said lot of land being bounded on the North and Northwest and West by Pelzer Street (Pelzer Avenue); on the East and Southeast by lands of Harry Major; and on the South by Lot 7-D as shown on said plat; and

(b) ALL that certain piece, parcel or lot of land situate, lying and being in the Town of Williamston, County of Anderson, State of South Carolina, in School District Number One, said lot of land containing .012 acres, and being designated as Lot 7-D on that certain plat of Farmer & Simpson Engineers, David N. Simpson, Registered L.S. dated December 14, 1987, duly of record in the office of the Clerk of Court for Anderson County, South Carolina in Plat Book 100, at page 30, and being more particularly described as follows: BEGINNING at the Northernmost corner of the lot herein described, said corner being designated as "C"; and running thence S 19-45 E 48.22 feet to a corner; thence S 32-31 W 22.20 feet to a corner; thence along the Eastern side of Pelzer Street, also known as Pelzer Avenue, in a curved line the chord of which is N 12-38 W 20.60 feet to a corner; and continuing in a curved line, the chord of which is N 0-11 E 44.00 feet to the point of beginning; said lot being bounded on the North and West by Pelzer Street (Pelzer Avenue); on the East by Lot 7-B and lands of Harry Major; and on the South by Lot 6-A as shown on said plat; and

(c) ALL that certain piece, parcel or lot of land situate, lying and being in the Town of Williamston, County of Anderson, State of South Carolina, in School District Number One, said lot of land containing .069 acres, and being designated as Lot 6-A on that certain plat of Farmer & Simpson Engineers, David N. Simpson, Registered L.S. dated December 14, 1987, duly of record in the office of the Clerk of Court for Anderson County, South Carolina in

through the underpass into the Mineral Springs Park; bounded on the East by property now or formerly of E. E. Crymes and Mrs. Bertha A. Gray, on the South by public road above referred to, on the West by property now or formerly of Mack D. Kelly and Clara P. Kelly, and on the North by property now or formerly of T. C. Bennett and Ada B. Bennett. The lot herein conveyed is the Southeastern corner of the lot conveyed to Mack D. Kelly and Clara P. Kelly from Mrs. Bertha A. Gray in two conveyances. That part of lot hereby conveyed which lies North of ditch on plat recorded in the aforesaid Clerk's office in Plat Book 12, at page 230, conveyed to Mack D. Kelly by deed of Bertha A. Gray, and that part of lot which lies South of said ditch and North of the road above referred to. The lot hereby conveyed is all of the two lots of land so conveyed by Mrs. Gray which lies to the East of a line one end of which is the Southwestern corner of the Bennett and Vandiver property, and the other end of which is in the public road above referred to, but 43.75 feet West along the center of said road from the Southeastern corner of the Gray property.

This is the same property conveyed unto Harry K. Major by deed of James Milford Brown, et al. dated December 6, 1977 and recorded December 6, 1977 in the office of the Register of Deeds for Anderson County in Book 18-Q, at page 667.

(b) ALL that certain piece, parcel or lot of land situate, lying and being in the Town of Williamston, County of Anderson, State of South Carolina and in School District Number One (1), as shown on plat of John C. Smith, Surveyor, dated June 1, 1957, of record in the Clerk's office for Anderson County, South Carolina in Plat Book 42, at page 77, being more particularly described according to said plat as follows: BEGINNING at an iron pin corner on the Southern side of Main Street, said corner being the Northeastern corner of the lot herein conveyed, running thence South 20 degrees 05 minutes East Eighty-five (85) feet to corner; thence continuing South 20 degrees 05 minutes East One Hundred Thirty-two and seven-tenths (132.7) feet to corner in center line of Center Street; thence along the center line of said Center Street South 63 degrees 47 minutes West Twenty-three and nine-tenths (23.9) feet to corner in said street; thence North 20 degrees 15 minutes West Two Hundred and Twenty and one-tenth (220.1) feet to corner on the Southern side of Main Street, thence along the Southern side of Main Street in a Northeasternly direction twenty-four and nine-tenths (24.9) feet to the beginning corner; being bounded on the North by said Main Street, on the East by lands now or formerly of T. C. Bennett, on the South by the aforesaid Center Street, and on the West by lands now or formerly of Harry K. Major.

Also, all the right, title and interest of Grantor herein in and to the party walls along the Eastern and Western line of the property herein conveyed as shown on the foregoing plat.

minutes East for a distance of 25.12 feet to the point of beginning; said lot being bounded on the North by Main Street, on the East by Lot Number 5 on said plat, on the South by said branch and on the West by lands now or formerly of Mrs. C. Martin.

ALSO: ALL our right, title and interest in and to the 15 foot alley as shown on the above mentioned plat at the rear of said lot, said alley way extending from Lots 1 through 6 on said plat, the Grantees herein encumbering their right, title and interest in said alleyway that was conveyed unto them in the above mentioned deed by the First National Bank of South Carolina, as Executor of the Last Will and Testament of Gordon P. Crymes.

This is the same property conveyed unto Harry K. Major by deed of John L. Wilson dated November 26, 1985 and recorded December 2, 1985 in the office of the Register of Deeds for Anderson County in Book 20-Q, at page 847.

(e) ALL those certain pieces, parcels or lots of land lying and situate in the State of South Carolina, County of Anderson, in Williamston Township, in School District Number One (1), located in the Town of Williamston, being better known and designated as Lot No. A containing .091 acres, more or less, and Lot B containing .097 acres, more or less, as shown upon a plat prepared by Anderson Surveying Associates, Inc., dated August 16, 27, 1985, of record in the R.M.C. office for Anderson County, South Carolina in Plat Book 94, at page 725, having the metes and bounds, courses and distances as upon said plat appear. For a more accurate and detailed description as to the metes and bounds, courses and distances, reference is invited to the heretofore referenced plat which is incorporated herein and made a part hereof; being bounded in the aggregate on the North by Main Street; on the East by Harry K. Major; on the South by Harry K. Major and on the West by Williamston Park.

This is the same property conveyed unto Harry K. Major by deed of William D. Burgin dated November 30, 1988 and recorded November 30, 1988 in the office of the Register of Deeds for Anderson County in Records Book 760, at page 278.

TMS#: 240-09-01-001-006

Property: 8 East Main, Williamston, SC 29697

Parcel 3:

ALL that certain piece, parcel or tract of land situate, lying and being in Centerville Township, County of Anderson, State of South Carolina, in School District Number Five, containing 64.38 acres, more or less, as shown on plat by William H. Campbell, Jr., dated June 12, 1986, of record in the office of the Clerk of Court for Anderson County, S.C. in Plat Book 95, at page 737, the metes and

Parcel 5:

ALL that certain piece, parcel or lot of land situate, lying and being in Broadway Township, County of Anderson, State of South Carolina, and being shown and designated as Tract B containing 68.66 acres, Tract C containing .45 acres, and Tract E containing .59 acres as shown on that certain plat by Morgan and Applewhite, Engineering Associates dated March 21, 1979, of record in the office of the Clerk of Court for Anderson County in Plat Book 87, at page 894. The courses and distances as shown on said plat being incorporated and made a part of the description of this deed. Reference being invited to said plat for a fuller, more accurate description of the described Tracts B, C and E.

This is the same property conveyed unto Truman Gary McAlister and Harry K. Major by deed of Harold V. Sullivan, Jr., et al., dated January 15, 1981 and recorded March 3, 1981 in the office of the Register of Deeds for Anderson County in Book 19-N, at page 446.

TMS#: 178-00-01-002 & 178-02-02-009

Property: Tract 2, Guest Circle, Anderson, SC 29621 and Lot #8, McFall Circle & Mercury Lane, Anderson, SC 29621

Parcel 6:

ALL that certain piece, parcel or tract of land situate, lying and being in Broadway Township, County of Anderson, State of South Carolina, being shown and designated as Tract D containing 9.46 acres, more or less, on a plat by Morgan and Applewhite, Engineering Associates, dated March 21, 1979, and recorded in the Office of the Clerk of Court for Anderson County in Plat Book 85 at page 941. The courses and distances as shown on said plat being incorporated herein and made a part of the description of this deed. Reference being invited to said plat for a fuller, more accurate description of the above described tract of land.

This is the same property conveyed unto Truman G. McAlister and Harry K. Major by deed of Harold V. Sullivan, Jr. dated July 14, 1981 and recorded July 16, 1981 in the office of the Register of Deeds for Anderson County in Book 19-P, at page 739.

TMS#: 178-01-01-015-017 & 018

Property: Lots 2, 4 & 5, Mercury Lane, Anderson, SC 29621

Parcel 7:

(a) ALL of that certain tract of land in Williamston Township, School District Number One, Anderson County, South Carolina, containing 24.90 acres, more or less, and being shown as Tract A on plat of J.J. Major Estate made by Robert R. Spearman, Registered

Anderson County, South Carolina on July 2, 1990 in Plat Slide 140, at page 009, the metes and bounds, courses and distances as upon said plat appear being incorporated herein by this reference; and

This is the same property conveyed unto Harry K. Major by deed of Gussie M. Peters dated June 23, 1987 and recorded in the office of the Register of Deeds for Anderson County, South Carolina on July 13, 1987 in Deed Book 21-D, at page 104 and also conveyed to Harry K. Major by deeds of Eva G. Major, K. G. Major, James I. Major, Hazel M. Wilson and Frank L. Major respectively dated November 8, 1954, November 10, 1954, November 10, 1954, April 11, 1955 and July 3, 1956 and recorded in the office of the Register of Deeds for Anderson County, South Carolina on January 21, 1955, January 24, 1955, January 24, 1955, March 2, 1956 and July 18, 1956 in Deed Book 9-Y at page 184, 9-Y at page 198, 9-Y at page 197, 10-K at page 32 and 10-P at page 266.

TMS#: 193-00-15-005

Property: Tracts A, B, C, D & F containing 89.09 acres,
Hwy. 8, Piedmont, SC 29673

Parcel 8:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Anderson, Township of Williamston, containing 0.578 acre, more or less, and being more particularly designated and shown on a plat of same prepared by Curtis M. Applewhite, S.C. Reg. L.S. #4194, under date of February 23, 1979; said plat being duly of record in the Office of the Clerk or Court for Anderson County, South Carolina, in Plat Book 85 at Page 217, the metes, bounds, courses and distances as are shown on said plat being incorporated herein by reference and made a part of this description hereof. As shown on said plat, the tract of land herein conveyed is rectangular in shape and is bounded on the North by S.C. Road #S-4-77; on the East by lands of Charles J. McConnell, Jr., and H.S. McConnell; on the South by land of H.S. McConnell; and on the West by lands of H.S. McConnell also known as Hulon McConnell.

This is the same property conveyed unto Harry K. Major and Truman G. McAlister by deed of Southern Bank and Trust Company of Williamston, South Carolina, a Corporation, dated June 4, 1982 and recorded June 8, 1982 in the office of the Register of Deeds for Anderson County in Book 19-U, at page 338.

TMS#: 221-17-01-016

Property: Retail Building on .578 acre lot, Beaverdam Road,
Williamston, SC 29697

TMS#: 244-00-08-001 & TMS#: 244-00-06-007

Property: 11.99 acres, vacant land, Highway 20 and Old Pelzer Road, Williamston, SC 29697 and 56.53 acres, Old Pelzer Road, Pelzer, SC 29669

Parcel 10:

ALL that certain piece, parcel or lot of land situate, lying and being in the Town of Pelzer, Williamston Township, County of Anderson, State of South Carolina, and in School District Number One, said lot lying on the Northern side of Lebby Street, and fronting thereon for a distance of thirty-three (33) feet, and being shown and designated as Lots Numbers One (1) and Two (2) on the Southwestern portion of that certain plat made by John C. Smith, Registered L.S., dated July 20, 1956, duly of record in the office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 37, at Page 6, and being more particularly described as follows: BEGINNING at the Southeastern corner of the lot herein conveyed, said corner being on the Northern side of Lebby Street, and being the common corner of Lot Number Two (2) and Lot "B" as shown on said plat, thence North 5 degrees 42 minutes East along the Eastern side of a nine and seven-tenths (9.7) foot drive for a distance of ninety-three and five-tenths (93.5) feet to an iron pin, thence North 84 degrees 38 minutes West for a distance of thirty-three (33) feet to a corner, said corner being one (1) foot behind building, as shown on said plat, thence South 5 degrees 42 minutes West for a distance of ninety-three and five-tenths (93.5) feet to an iron pin on the Northern side of Lebby Street, thence along the Northern side of Lebby Street South 84 degrees 38 minutes East for a distance of thirty-three (33) feet to the point of beginning; said lot of land being bounded on the North by the remaining portions of Lots Numbers One (1) and Two (2) as shown on that certain plat made by Dalton and Neves, Engineers, dated December, 1955, of record in the Clerk's office aforesaid in Plat Book 27, at page 255, on the East by Lot "B" as shown on the above mentioned plat, duly of record in the Clerk's office aforesaid in Plat Book 37, at Page 6, on the South by Lebby Street, and on the West by Lot Number One (1) as shown on that certain plat by Dalton and Neves, Engineers, recorded in the Clerk's Office aforesaid in Plat Book 27, at Page 255; this lot of land being a portion of that lot designated as Lot Number One (1) on the above plat of Dalton and Neves, Engineers, recorded in the Clerk's office aforesaid in Plat Book 27, at Page 255, conveyed to E.C. Cross and Belt Boyce, Jr., by The Kendall Company by deed recorded in the Clerk's office aforesaid in Deed Book I-10 at 417; and also being a portion of that lot of land designated as Lot Number Two (2) on the plat hereinabove referred to, dated December, 1955, of record in the Clerk's office aforesaid in Plat Book 27, at page 255, conveyed unto E.C. Cross & Belt Boyce, Jr., by deed of The Kendall Company dated June 18, 1956, of record in the Clerk's office aforesaid in Deed Book N-10, at Page 506.

BEGINNING at a point at the approximate center line of S. C. Highway No. 20 shown on said plat, said point being the Northernmost corner of the property herein described; thence South 15 degrees 55 minutes East 1364.8 feet to a corner at the approximate center line of Old Pelzer Road shown on said plat; thence South 51 degrees 35 minutes and 00 seconds West 73.26 feet along the approximate center line of Old Pelzer Road to a corner; thence South 07 degrees 04 minutes 40 seconds West 608.52 feet to a corner at the approximate center line of Tripp Street shown on said plat; thence in a Southwesterly direction along the approximate center line of Tripp Street the following courses and distances, to wit: South 89 degrees 11 minutes 08 seconds West 74.7 feet to a point; thence South 84 degrees 07 minutes 56 seconds West 75 feet to a point; thence South 79 degrees 51 minutes 06 seconds West 75 feet to a point; thence South 74 degrees 51 minutes 46 seconds West 75 feet to a point; thence South 70 degrees 41 minutes 21 seconds West 96 feet to a point; thence South 42 degrees 59 minutes 44 seconds West 120 feet to a point; thence South 53 degrees 22 minutes 08 seconds West 277.2 feet to a corner at the approximate center line of S.C. Highway No. 20 shown on said plat; thence in a Northeasterly direction along the approximate center line of S.C. Highway No. 20 the following courses and distances, to-wit: North 18 degrees 48 minutes 50 seconds East 149.75 feet to a point; thence North 16 degrees 20 minutes 32 seconds East 100.05 feet to a point; thence North 14 degrees 21 minutes 04 seconds East 101.9 feet to a point; thence North 12 degrees 18 minutes 42 seconds East 99.8 feet to a point; thence North 10 degrees 32 minutes 30 seconds East 70.2 feet to a point; thence North 09 degrees 55 minutes 25 seconds East 176.94 feet; thence North 09 degrees 54 minutes 50 seconds East 1635.25 feet to the beginning corner. Said property is bounded on the West by S. C. Highway No. 20, on the East by property now or formerly of W. W. Holliday Estate, property of Lyons and property of Roberts shown on said plat. The plat referred to above is recorded in the Office of the Clerk of Court for Anderson County, in Plat Book 90, at Page 499.

(b) ALL of that certain tract of land in Williamston Township, School District Number One (1), Anderson County, South Carolina, containing 5.015 acres, more or less, being shown on a plat of Holliday Estate made by R.D. Garrison, Reg. L.S., from a survey made October 30, 1981, of record in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book --, at Page --, and being described thereon as follows: BEGINNING at a point on the Western side of the right-of-way for S. C. Highway No. 20 shown on said plat, said point being the Southeasternmost corner of the property herein described; thence North 80 degrees 92 minutes 10 seconds West 800.8 feet to an iron pin corner; thence North 09 degrees 57 minutes 50 seconds East 272.6 feet to an iron pin corner; thence South 80 degrees 02 minutes 10 seconds East 802.0 feet to a corner on the Western side of the right-of-way for S. C. Highway No. 20; thence South 10 degrees 12 minutes 57 seconds West 272.6 feet along the Western side of the right-of-way for S.

Carolina, in Plat Book 27, at Page 180; LESS AND EXCEPTING, HOWEVER, a One and fifteen one-hundredths (1.15) acre tract shown and designated on plat of record in the Office of the Clerk aforesaid in Plat Book 76, at Page 167, heretofore conveyed to Southern Bell Telephone and Telegraph Company. Having the metes and bounds, courses and distances as shown on a plat of record in Plat Book 27, at Page 180; LESS the One and fifteen one-hundredths (1.15) acre hereinabove mentioned; being bounded on the North by Lot No. 3 on said plat; on the East by a highway formerly known as U.S. Highway No. 29 now known as S.C. Highway No. 20 and Southern Bell Telephone and Telegraph Company, on the South by Southern Bell Telephone and Telegraph, lot designated "Entailed", and Lot No. 1 on said plat and on the West by Welborn.

This is the same property conveyed unto Harry K. Major and Truman G. McAlister by deed of Grace Fidell McCrary dated December 16, 1988 and recorded January 4, 1989 in the office of the Register of Deeds for Anderson County in Book 776, at page 80.

TMS#: 244-00-05-018

Property: 5.87 acres, Highway 20, Williamston, SC 29697

Parcel 14:

ALL those certain lots of land near the northeastern limits of the Town of Williamston, in Williamston Township, Anderson County, South Carolina, they being a part of the lands formerly of French, and designated as Lots Nos. Three (3), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fifteen (15), Sixteen (16) and Seventeen (17), as shown on a plat of record in the office of the Clerk of Court for Anderson County, South Carolina in Deed Book V4, at page 176;

ALSO: ALL that certain lot of land in Williamston Township, Anderson County, South Carolina, containing two (2) acres, more or less, and being all of Lot Number Thirty-six (36) as shown on a plat of record in the office of the Clerk of Court for Anderson County, South Carolina in Deed Book V4, at page 176;

ALSO: ALL those certain lots of land in Williamston Township, Anderson County, South Carolina, being known and designated as Lots Numbers One (1) and Two (2) of the D. C. French lands as shown on a plat of record in the office of the Clerk of Court for Anderson County, S.C. in Deed Book 4V, at page 176;

ALSO: ALL that certain lot of land in Williamston Township, Anderson County, South Carolina, being known and designated as Lot Number Fourteen (14) as shown on a plat of record in the office of the Clerk of Court for Anderson County in Deed Book V4, at page 176;

Being the same property conveyed unto Harry K. Major, Sr. by order of Honorable Ellis B. Drew, Jr., Master in Equity for Anderson County, dated October 22, 1986 and recorded October 22, 1986 in the office of the Register of Deeds for Anderson County in Book 20-X, at page 623.

ALSO: ALL that certain lot of land lying and being in the County of Anderson, State of South Carolina, near the corporate limits of Williamston, shown on a plat of the Deveaus French Property, dated April 14, 1914, as Lot No. Four (4). Said lot lying in the inside corner of the road from Pelzer to Williamston opposite the land of Mrs. Holliday and fronting on said road a distance of one hundred sixty-six (166) feet with a depth along line of Lot No. Five (5) of one hundred fifty-two (152) feet. Said lot has a triangular shape, and is bounded as follows: on the North by Old Pelzer-Williamston Road; on the East by Lot No. Five (5); on the South by Lot No. Three (3) for a distance of one hundred five (105) feet; and on the West by Old Pelzer-Williamston Road.

This is the same property conveyed unto Harry K. Major, by deed of Plummer Hawkins, et al. dated May 3, 1958 and recorded February 11, 1959 in the office of the Register of Deeds for Anderson County in Book 11-R, at page 267.

TMS#: 244-02-01-011

Property: 2 Warehouses and 1 retain shop on 6.01 acre tract,
Greenville Drive & Tripp Street, Williamston, SC
29697

Parcel 15:

ALL that certain piece, parcel or lot of land, situate, lying and being in the Town of Williamston, County of Anderson, State of South Carolina, in School District Number One, said lot being designated as Lot A on that certain plat of D. G. Casey, Registered L.S., dated October 27, 1971, duly of record in the Office of the Clerk of Court for Anderson County, SC in Plat Book 77 at Page 168, said lot of land lying on the Eastern side of Main Street-Hwy. 20 and being more particularly described as follows: BEGINNING at the Northwestern corner of the lot herein conveyed, said corner being the common corners of Lot A and lands now or formerly of Walter Smith, thence North 89 degrees 00 minutes East for a distance of one hundred twenty-eight and nine-tenths (128.9) feet to an iron pin corner, thence South 3 degrees 13 minutes West for a distance of sixty-six (66) feet to an iron pin corner, thence South 89 degrees 00 minutes West for a distance of one hundred twenty-eight and nine-tenths (128.9) feet to an iron pin corner, thence along Main Street-Hwy. 20 North 3 degrees 13 minutes East for a distance of sixty-six (66) feet to the point of beginning; said lot being bounded on the North by lands now or formerly of Walter Smith, on the East by Tract B on said plat, on the South by lands now or

This is the same property conveyed unto Harry K. Major by William R. Major, et al., by deed dated June 15, 1987 and recorded December 30, 1987 in the office of the Register of Deeds for Anderson County, South Carolina in Deed Book 21-D, at page 356.

TMS#: 245-08-06-005

Property: 211 A & B East Main Street, Williamston, SC 29697

Parcel 17:

ALL that certain piece, parcel or lot of land situate, lying and being in the Town of Williamston, County of Anderson, State of South Carolina, in School District Number One (1), containing 0.44 acres, more or less, as is shown on a plat by Don M. Kelly, R.L.S. #9318, and having the metes and bounds, courses and distances as upon said plat appear; said lot being bounded on the North by P & N Railroad right-of-way, on the East by Green Street, on the South by lands of Archie B. and Grace E. Williams, and on the West by lands of Alice M. Tollison.

This is the same property conveyed unto Betty B. Major by Deed of Distribution from the Estate of Constance Leigh Major Burgin dated February 4, 1992 and recorded February 4, 1992 in the Office of the Register of Deeds for Anderson County, South Carolina in Records Book 1317 at page 342.

TMS #245-09-04-015

Property: Lot 12 Green Street, Williamston, SC 29697

Parcel 18:

ALL that certain piece, parcel or lot of land located, lying and being situate in the State of South Carolina, County of Anderson, Township of Williamston, School District No. 1 shown and designated as 3.11 acres on that certain plat prepared by Anderson Surveying Associates, Inc., Don M. Kelly, RLS #9318, dated February 10, 1999 and duly of record in the Register of Deeds for Anderson County, South Carolina in Plat Slide 999, at page 3. Said 3.11 acres having the courses and distances, metes and bounds as upon said plat appear which are hereby incorporated by reference as though set out herein.

This being a portion of the property conveyed unto Truman G. McAlister and Harry K. Major by deed of Bonnard E. Roache, as Administrator CTA/DBN and Trustee under the Last Will and Testament of James W. Holliday by deed dated August 11, 1983 and recorded August 12, 1983 in the office of the Register of Deeds for Anderson County in Deed Book 20-B, at page 403; the said Truman G. McAlister having thereafter conveyed his interest in said property to Harry K. Major, Sr. by deed dated April 1, 1999 and recorded April 9,

to Harry K. Major by deed dated November 28, 1953 and recorded December 1, 1953 in the office of the Register of Deeds for Laurens County in Book 110, at page 351.

TMS#: 3400101026

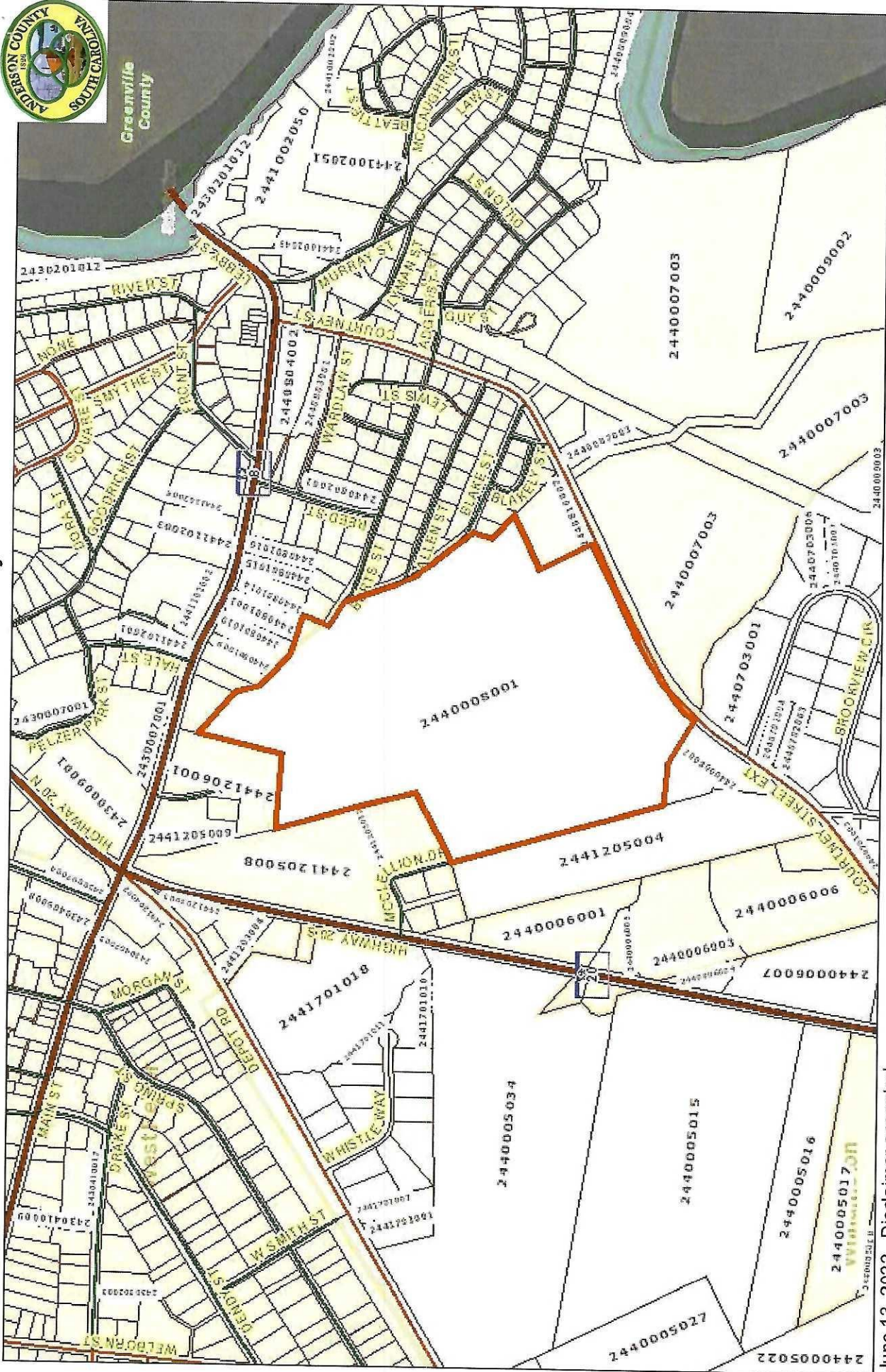
Property: Lot #26, Oak Hollow, Waterloo, SC 29634 (Laurens County)

030052659 12/30/2003 02:37:56PM
FILED, RECORDED, INDEXED
Bk:05928 Ps:00244 Pages:23
RecFee:29.00 St Fee:0.00
Co Fee:0.00
REGISTER OF DEEDS, ANDERSON CO, SC
Shirley McElhannon

Anderson County



Greenville
County



1 in = 686 ft
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

ESRI, Highland Mapping, and Anderson County GIS



June 13, 2022 Disclaimer accepted.

TMS:	2440008001
Owner:	MCALISTER TRUMAN G ET AL
Owner Address:	230 BREAZEAL DR
City/State:	WILLIAMSTON SC
Deed Book:	5928
Tax District:	1
Deed Page:	244
Current Plat:	CP 092/702
Description:	COURTNEY ST 56.53 AC
Sale Year:	2001
Sale Price:	\$1
Market Value:	\$175,240