



Real Estate Auction:
Two Downtown York, SC
Commercial Properties

Buy One or Both | B-1
Central Business District

Bidder Information Package



www.TheLigonCompany.com

Randy Ligon, CAI, CES, NC & SC Broker & Auctioneer. Call (803) 366-3535
727 Dilworth Lane, Ste 101, Rock Hill, SC
Commercial & Residential Real Estate | Relocation | Estates | Business Liquidation | Construction & Farm Equipment
SCAL1716 SCRL17640 SCAFL4120 NCAL8951 NCRL183864 NCAFL10066 NCRFL28666

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Auction FAQ – 4 & 6 Roosevelt St. N., York, SC 29745

Why is the property being sold at auction? An auction is a streamlined, time-defined way to buy real estate that's open, fair, and exciting. It puts all qualified buyers on equal footing, with transparent bidding and a clear closing date. This is **not** a distressed sale, just a competitive and efficient way for the seller to find the market's best offer. Buyers can set their own price, bid with confidence, and know the process is fast and straightforward.

How do I register to bid? Registration is completed online. All bidders must agree to the Auction Terms & Conditions.

When does the online auction close? Bidding closes **Wednesday, October 7th, 2026 at 12 PM EST.**

Online Bidding Tips (Real Estate): Properties will begin closing at 12PM. If a bid is placed on a lot during the last three minutes of bidding, the time will be extended by 3 minutes each time. **** If you are bidding at the close of the Auction, please make sure to select "LIVE CATALOG VIEW" to view the auction in real time.

Is there a reserve? Yes. The auction has an undisclosed reserve—the seller has a minimum price in mind, and the winning bid must meet or exceed it for the sale to proceed. If the reserve is not met, the seller may reject the high bid, negotiate with the high bidder, or choose not to sell the property.

Can I make an offer before the auction? The seller reserves the right to accept an offer prior to the auction, interested buyers should contact Auctioneer for details.

Can I get financing? Yes, but the sale is **not contingent upon financing**. Buyers should arrange any necessary financing in advance, as the property is sold *as-is, where-is*, with **no contingencies** for financing, appraisals, inspections, or surveys.

What's a Buyer's Premium? A **10% Buyer's Premium** is added to the high bid to determine the total contract price. *Example: \$1,000,000 high bid + 10% BP = \$1,100,000 contract price.*

How much is the deposit? A **10% deposit** of the total contract price is due within 48 hours of the auction close. This is non-refundable and applied toward the purchase price.

Who pays closing costs? The buyer is responsible for all standard closing costs, including title search, deed preparation, recording fees, and attorney's fees. Closing will take place within 45 days of contract execution.

What inspections can I do? Inspections are welcome! All inspections and due diligence must be completed before bidding. The property is sold *as-is, where-is*.

4 Roosevelt Street N, York, South Carolina 29745-1533

4 Roosevelt Street N, York, South Carolina 29745-1533

MLS#: **4415387** Category: **Commercial Sale** County: **York** List \$: **\$1**
Status: **ACT** Parcel ID: **070-04-02-002** Acres: **0.11** Auction/Reserve
Legal Desc: **ROOSEVELT ST** Zoning: **B1** Starting Bid
City Tax Pd To: **York** Tax Val: **\$35,000** Deed Ref: **2031/116**
Complex Name: OSN: **Canopy MLS**
Comm Loc: **Freestanding**



General Information

Type: **Office**
Second Type: **Free Standing Retail**
Sale/Lse Inc: **Building, Land**
Documents:
In City: **Yes**
Restrictions: **No Representation, Other - See Remarks**
Rstrict Cmnts: **Zoning**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder:
Year Built: **1953**
Const Status:
Const Type: **Site Built**
of Bldgs:
of Rentals:
of Units:
Baths Total:
of Stories: **1**

Square Footage

Total:
Min SF Avail: **468**
Max SF Avail: **468**
Min Lse\$/SF: **\$0.00**
Max Lse\$/SF: **\$0.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service: Road Front: **50** Lsd Condr: **No** Flood Pl: **No**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Features

View: **City**
Fixtures Exclsn: **No**
Accessibility:
Exterior Cover: **Concrete Block**
Road Surface: **Paved**
Security Feat:
Suitable Use: **Commercial**

Doors:
Basement Dtls: **No**
Construct Type: **Site Built**
Road Frontage: **City Street/50**
Patio/Porch:
Inclusions: **Building, Land**
Fire Sprinkler:

Utilities

Sewer: **City Sewer** Water: **City Water**
Restrictions: **No Representation, Other - See Remarks - Zoning**

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered**

Remarks Information

Public Rmrks: **Bring your vision to this 468± SF brick building on 0.11± acres in the heart of Downtown York. Zoned B-1 Central Business District, this property offers a unique opportunity to renovate and reposition a small commercial property in an exceptional downtown location. Situated on N. Roosevelt Street beside the York Public Library and just steps from York City Hall, Floyd Allison Memorial Park and the historic Southern Railway Depot, the property is surrounded by downtown businesses, public amenities and community activity. The compact footprint could lend itself to a creative boutique retail concept, studio, specialty shop, professional space and more. Whether you're an investor looking for a redevelopment project or an entrepreneur searching for an affordable downtown presence, this property offers plenty of upside. Property will be sold by Online Auction through 12:00 PM on Wed. October 7th, 2026. The purchaser will have up to 45 days to close. Please Note: This is NOT a distressed or foreclosed property. The owner has simply chosen the online auction method as the preferred way to market and sell the property. Property is being sold subject to the auction terms and conditions. See full terms for complete details. ADDITIONAL OPPORTUNITY: The adjoining property at 6 N. Roosevelt St. is also being offered for sale.**

Directions: **Use GPS**

Listing Information

DOM: **0** CDOM: **0** Slr Contr:
UC Dt: DDP-End Dt: LTC:

MLS#: 4415387
4 Roosevelt Street N, York, SC 29745-1533
Price: \$1





6 Roosevelt Street N, York, South Carolina 29745-1533

6 Roosevelt Street N, York, South Carolina 29745-1533

MLS#: **4415432**
Status: **ACT**
Legal Desc: **ROOSEVELT**
City Tax Pd To: **York**
Complex Name:

Category: **Commercial Sale**
Parcel ID: **070-04-02-003**

Tax Val: **\$141,000**

County: **York**
Acres: **0.10**
Zoning: **B1**
Deed Ref: **2031/1167**
OSN: **Canopy MLS**

List \$: **\$1**

Auction/Reserve Starting Bid



General Information

Type: **Office**
Second Type: **Business, Food Service, Free Standing Retail Building, Land**
Sale/Lse Inc: **Documents:**
In City: **Yes**
Restrictions: **No Representation, Other - See Remarks**
Restrict Cmnts: **Zoning**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder:
Year Built: **1969**
Const Status:
Const Type: **Site Built**
of Bldgs: **1**
of Rentals:
of Units:
Baths Total:
of Stories: **1**

Square Footage

Total:
Min SF Avail: **2,700**
Max SF Avail: **2,700**
Min Lse\$/SF: **\$0.00**
Max Lse\$/SF: **\$0.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service:
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Road Front:

Lsd Consdr: **No**

Flood Pl:

Features

View: **City**
Fixtures Exclsn: **No**
Accessibility:
Exterior Cover: **Concrete Block, Vinyl**
Road Surface: **Paved**
Security Feat:
Suitable Use: **Commercial**

Doors:
Basement Dtls: **No**
Construct Type: **Site Built**
Road Frontage: **City Street**
Patio/Porch:
Inclusions: **Building, Land**
Fire Sprinkler:

Utilities

Sewer: **City Sewer**
Restrictions: **No Representation, Other - See Remarks - Zoning**

Water: **City Water**

Association Information

Subject to HOA: **None**

Subj to CCRs: **Undiscovered**

Remarks Information

Public Rmrks: **Bring your vision to this unique commercial property in the heart of Downtown York! Situated on approximately 0.10± acres and zoned B-1 Central Business District, the property offers an existing commercial building ready for renovation and repositioning. The front portion was most recently utilized as a tax office, while the rear portion formerly operated as a restaurant, offering an interesting layout and plenty of possibilities for an investor, entrepreneur or owner-user. Located on N. Roosevelt Street beside City Hall and within steps of the York Public Library, the property is surrounded by downtown businesses, public amenities and community activity. The property is being offered as an opportunity to reimagine an existing downtown commercial space for its next chapter. Potential uses may include retail, office, restaurant, service and more! Property will be sold by Online Auction through 12:00 PM on Wed. October 7th, 2026. The purchaser will have up to 45 days to close. Please Note: This is NOT a distressed or foreclosed property. The owner has simply chosen the online auction method as the preferred way to market and sell the property. Property is being sold subject to the auction terms and conditions. See full terms for complete details. ADDITIONAL OPPORTUNITY: The adjoining property at 4 N. Roosevelt St. is also being offered for sale.**

Directions: **Use GPS**

Listing Information

DOM: **0**
UC Dt:

CDOM: **0**
DDP-End Dt:

Slr Contr:
LTC:

MLS#: 4415432
6 Roosevelt Street N, York, SC 29745-1533
Price: \$1







York County GIS Property Report

Acc #: 80949
4 ROOSEVELT ST N



Property Data

Parcel Number:	0700402002
PIN:	0700402002
Lot:	
Deeded Acres:	0.1128
GIS Acres:	0.11
Deed Book / Page:	2031 / 116 7
Sold Date:	7/26/2022
Sold Price:	
Grantor:	
Plat Book / Page:	/
Legal Description	
	ROOSEVELT ST
Subdivision	
	No Subdivision Found

Primary Contact (Owner)

Name Line 1 HARRIS TIMOTHY JOE II TRUSTEE
Name Line 2
Name Line 3

Tax Districts

School District: 1
Municipal District: YR
Fire District:

Mailing Address

Addr Line 1 PO BOX 729
Addr Line 2
Apt
City YORK
State SC
Zip 29745
Country

Values

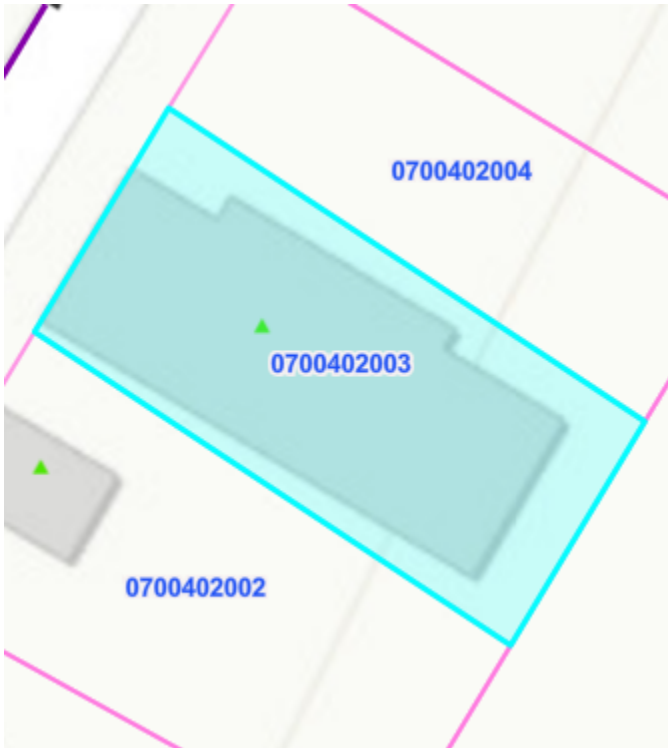
Market Land Value	\$24000
Market Imp Value	\$11000
Market Misc Value	\$0
Total Market Value	\$35000
Total Taxable Value	\$35000
Total Assessed Value	\$2100

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, York County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Report Generated: 8/10/2026 12:04 PM

York County GIS Property Report

Acc #: 80950
6 ROOSEVELT ST N



Property Data

Parcel Number:	0700402003
PIN:	0700402003
Lot:	
Deeded Acres:	0.1034
GIS Acres:	0.11
Deed Book / Page:	2031 / 116 7
Sold Date:	7/26/2022
Sold Price:	
Grantor:	
Plat Book / Page:	43 / 288
Legal Description	
	ROOSEVELT
Subdivision	
	No Subdivision Found

Primary Contact (Owner)

Name Line 1 HARRIS TIMOTHY JOE II TRUSTEE
Name Line 2
Name Line 3

Tax Districts

School District: 1
Municipal District: YR
Fire District:

Mailing Address

Addr Line 1 PO BOX 729
Addr Line 2
Apt
City YORK
State SC
Zip 29745
Country

Values

Market Land Value	\$30000
Market Imp Value	\$111000
Market Misc Value	\$0
Total Market Value	\$141000
Total Taxable Value	\$141000
Total Assessed Value	\$8460

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, York County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Report Generated: 8/10/2026 12:51 PM

RECEIPT FOR PAYMENT OF PROPERTY TAXES
YORK COUNTY TREASURER P.O. BOX 116 YORK, S.C. 29745

TAXPAYER COPY
1/8/2026

DATE PAID

APPRAISED VALUE				ASSESS. %	ASSESSED VALUE
PERSONAL	LAND	BUILDING	TOTAL		
	24000	11000	35000	6%	2100
DISTRICT	CITY CODE	SCHOOL DISTRICT		CITY	
1X	YR				
MAP#: 070-04-02-002					
HARRIS TIMOTHY JOE II TRUSTEE PO BOX 729 YORKSC, 29745 Scan this code with your mobile phone to view this bill! 					

LEVY	LESS EXEMPTIONS	TOTAL TAXES PAID
533.7	0.00	1,120.77
DESCRIPTION OF PROPERTY: ROOSEVELT ST		
GROSS TAXES		1,120.77
LESS EXEMPTIONS		0.00
PENALTIES & COST		0.00

TOTAL AMOUNT PAID	1,120.77
-------------------	----------

RECEIPT FOR PAYMENT OF PROPERTY TAXES
YORK COUNTY TREASURER P.O. BOX 116 YORK, S.C. 29745

TAXPAYER COPY
1/8/2026

DATE PAID

APPRAISED VALUE				ASSESS. %	ASSESSED VALUE
PERSONAL	LAND	BUILDING	TOTAL		
	30000	111000	141000	6%	8460
DISTRICT	CITY CODE	SCHOOL DISTRICT	CITY		
1X	YR				
MAP#: 070-04-02-003					
HARRIS TIMOTHY JOE II TRUSTEE					
PO BOX 729					
YORK SC, 29745					
				Scan this code with your mobile phone to view this bill!!	
					

LEVY	LESS EXEMPTIONS	TOTAL TAXES PAID
533.7	0.00	4,515.10
DESCRIPTION OF PROPERTY: ROOSEVELT		
GROSS TAXES		4,515.10
LESS EXEMPTIONS		0.00
PENALTIES & COST		0.00

TOTAL AMOUNT PAID	4,515.10
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STATE OF SOUTH CAROLINA

)

)

COUNTY OF YORK

)

CITY OF YORK

ORDINANCE 23-689

AMENDING APPENDIX A, ZONING ORDINANCE BY REVISING AND UPDATING THE USES ALLOWED EXPLICITLY, CONDITIONALLY AND BY SPECIAL EXCEPTION IN THE B1- CENTRAL BUSINESS ZONING DISTRICT

WHEREAS, the York City Council and Planning Commission find that the Downtown Historic District and B1- Central Business Zoning District are vital components of the City's overall economic and cultural vitality;

WHEREAS, the York City Council and Planning Commission find that existing zoning requirements should be periodically reviewed and revised as necessary; and

WHEREAS, the York City Council and Planning Commission find that appropriate land uses should be encouraged for the B1- Central Business District that will strengthen the character and atmosphere of the City's Downtown Historic District.

NOW, THEREFORE, BE IT ORDAINED by the City Council of York, South Carolina, assembled on dates hereafter set forth, that Appendix A, Zoning Ordinance, be amended by revising:

Section III, Definitions by adding the following:

- Gift shop: a shop that sells souvenirs and small items suitable to be given as presents.
- Antique shop: a retail store specializing in the selling of collectible objects such as a piece of furniture or work of art that has a high value because of its considerable age.
- Thrift store: a store selling secondhand clothes and other household goods (typically to raise funds for a charitable institution).

Section VIII, Part 10, B-1 Central Business District as follows (with revisions in red):

A. Purpose: It is the intent of this section [section VIII] that the B-1 zoning district be developed and reserved for local or "Main Street" oriented business purposes. The regulations which apply within this district are intended to: (1) Encourage the formation and continuance of a stable, healthy, and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping service facilities; (2) Reduce traffic and parking congestion; (3) Avoid the development of "strip" business districts; and (4) Discourage industrial and other encroachment capable of adversely affecting the localized commercial character of the district.

B. Permitted uses: Retail business involving the sale of merchandise on the premises, specifically including, but not limited to:

1. Antique store
2. Digital technology.
3. Art supply store or gallery.
4. Book, magazine or newspaper store.
5. Bakery
6. Candy store.
7. Clothing store.
8. Drug store.
9. Grocery/specialty food store.
10. Guesthouse.
11. Motel
12. Residence above business use.
13. Gift shop
14. Furniture store.
15. Insurance and real estate agencies.
16. Newspaper office.
17. Jewelry store.
18. Hobby, toy store.
19. Sporting goods store.
20. Notion or general store.
21. Restaurant.

Businesses involving the rendering of a personal service or the repair and servicing of small equipment including, but not limited to:

1. Bank
2. Bicycle repair and sales shop.
3. Dressmaker, seamstress, tailor.
4. Furniture repair.
5. Locksmith or gunsmith.
6. Schools offering instruction in art, music, dance, drama, physical fitness.
7. Shoe repair shop.
8. Spa/fitness center.
9. Theater (not drive-in).

C. *Conditional uses*: The following uses shall be permitted in the B-1 district on a conditional basis:

1. Contractors' offices, provided no storage of contractor vehicles, equipment or materials on city-owned property or public rights-of-way.
2. Auto accessory store, provided that there shall be no storage of wrecked or junked automobiles; trailers or scrapped or salvaged auto parts on the premises.
3. Pet shop, provided that all animals shall be housed within the principal building so that no sound is perceptible beyond the premises.
4. Residential dwelling units shall be allowed with the exception that street-front tenant spaces be used solely for approved commercial uses. This conditional use is not allowed in highway commercial or general industrial zoning districts.
5. Event venues subject to the following:
 - a. Conditionally allowed based on an occupancy limitation of 150.
 - b. Special exception review is required where the proposed occupancy exceeds 150.
 - c. Minimum of one parking space for every two occupants.
 - d. The maximum occupancy limit applies to the overall property (indoor and outdoor use combined).
 - e. Event venues shall be explicitly allowed in the HC and GI zoning districts.
6. *Single-family dwellings subject to the following:*
 - a. Single-family dwellings are not allowed on any property fronting on North and South Congress Streets and bounded by the following streets:
 - East Madison Street;
 - Garner Street;
 - East Liberty Street;
 - Trinity Street;
 - East Jefferson Street;
 - North Congress Street;
 - South Congress Street.
 - b. Single-family dwellings must meet the following minimum dimensional requirements:
 - 10,000 square feet lot area;
 - 70 feet of street frontage;
 - Setbacks:
 - 25 feet from street right-of-way;
 - Ten feet from side property line;
 - 20 feet from rear property line.
 - c. Single-family dwellings are not allowed in the HC and GI districts.
 - d. For properties located outside of the local historic district, the minimum allowable heated area for new single-family dwellings shall be 1,200 square feet.
 - e.
7. Mobile food establishments subject to the following requirements:
 - a. A mobile food establishment is allowed to setup in the city only two times per week;

- b. Mobile food establishments shall be located a minimum of 200 feet from customer entrance to any established "brick and mortar" restaurant (or with written exception, 100 ft separation is allowed);
- c. All vending operations shall be located not less than 20 feet from the nearest street right-of-way and provide at least two off-street parking spaces;
- d. Only one vendor shall be allowed for each 200 feet of street frontage;
- e. No goods or merchandise offered for sale may be stored in or sold from a tractor-trailer;
- f. Permitted merchandise shall be limited to edibles, hot and cold beverages containing no alcohol, and items related to such merchandise;
- g. Written permission must be obtained from the property representative;
- h. No more than three mobile food vendors shall be allowed on any given lot at the same time without first obtaining a special events permit, except that there shall be no limit on the number of pushcart vendors occupying a particular lot, nor shall there be a limit on the number of pushcart vendors or vendors with small, tow-behind carts occupying a shopping center;
- i. Required parking for the primary business(es) shall be minimally affected;
- j. Signage shall be permitted on the vehicle only to identify the name of the product or the name of the vendor, and the posting of prices. A separate menu board is allowed, not exceeding 12 square feet in area and 40 inches in height. This sign must be located on the same property as and within close proximity to the mobile vending unit, and should not be placed on the sidewalk or in the public right-of-way;
- k. The mobile vendor shall only use single-service plates and utensils. Garbage and recycling receptacles must be available for patron use and removed from the site daily by the vendor;
- l. Vendors shall meet all applicable DHEC regulations for mobile food units and possess a valid DHEC permit where applicable;
- m. Any mobile food vendor or vending unit that has been issued a notice of health violation by any department of the State of South Carolina, which remains uncorrected upon a subsequent inspection, shall have its food vendor permit revoked;
- n. All vendors must obtain from the town an appropriate, current business license
- o. No vendor shall:
- p. Leave any vehicle unattended;
- q. Store, park or leave any vehicle overnight on any street or sidewalk;

- r. Leave from any location without first picking up, removing and disposing of all trash or refuse remaining from sales by the vendor;
- s. Solicit or conduct business with persons in motor vehicles;
- t. Sell anything other than that for which a license to vend has been issued;
- u. Sound or permit the sounding of any device that produces a loud and raucous noise, or use or operate any loudspeaker, public address system, radio, sound amplifier or similar device to attract the attention of the public;
- v. Allow any item relating to the operation of the vending business to lean against or hang from any building or other structure lawfully placed on public property;
- w. Change vending locations without first notifying the planning department and submitting the required permissions and site plan; and
- x. Discharge fat, oil, grease, or waste water into the sanitary sewer system. All waste shall be properly stored and disposed of at a properly designated disposal location.

Exemption(s): The provisions of this section shall not apply to special events, festivals, community projects or public events which occur on a periodic basis and which are specifically approved by county council or as an approved special event. This section shall not apply to activities conducted pursuant to a franchise agreement or other contract with the City of York, South Carolina.

D. The following uses are allowed by special exception:

- 1. Club, lodge, civic, fraternal, social, or similar nonprofit organization.
- 2. Automobile sales and service.
- 3. Automobile service station, provided that all gas pumps shall be set back at least 15 feet from the right-of-way line or all abutting streets and that parking and service areas be separated from adjoining residential properties by a suitable fixed planting screen, fence, or wall at least six feet in height above finish grade.
- 4. Bowling alley.
- 5. Massage therapy establishment.
- 6. Funeral home
- 7. Flea markets
- 8. Barber or beauty shops
- 9. Hardware store
- 10. Government office
- 11. Telephone/internet office
- 12. Tire sales and service
- 13. New and used automobile sales
- 14. Printing shop

15. Church/nonprofit
16. Building material supplier
17. Doctors' and dentists' offices
18. Dry cleaning and laundry facility.
19. Entertainment or game facility
20. Brewpub
21. Microbrewery
22. Wine bar
23. Youth center (dancing and music for citizens under 18 years of age without alcoholic beverages being served).

E. *Off-street parking*: Off-street parking shall conform to requirements in section XII [off-street parking requirements], except buildings in existence on the date of the adoption of this ordinance amendment in this district are exempt from the requirements of section XII [off-street parking requirements]. Providing, however, any addition, attached or unattached, to the existing building or any use of the unimproved portion of the land that reduces available parking space shall require the replacement of the lost parking space in accordance with section XII [off-street parking requirements].

F. *Signs*: Signs permitted in B-1 zoning district, including the conditions under which they must be located are set forth in section XIII [signs].

MICHAEL D. FUESSER, MAYOR

ATTEST:

Municipal Clerk

First Reading:

Public Hearing:

Second Reading:

For the address [4 ROOSEVELT ST N](#) having parcel # [0700402002](#) and owner(s) **HARRIS TIMOTHY JOE II**
TRUSTEE the school tax district assigned is: [York - 1](#)
District Website: [York - 1](#)
District Phone: 803-684-9916

Current School Year 2026-2027

High School: YORK COMPREHENSIVE HIGH

Middle School: YORK INTERMEDIATE

Junior High School: YORK MIDDLE

Elementary School: HAROLD C JOHNSON ELEM

FILED & RECORDED

BOOK 43 PAGE 288

AUG 22 8 54 AM '73

THAD L. CARROLL
C.C.C.P. & G.S.
YORK COUNTY, S.C.

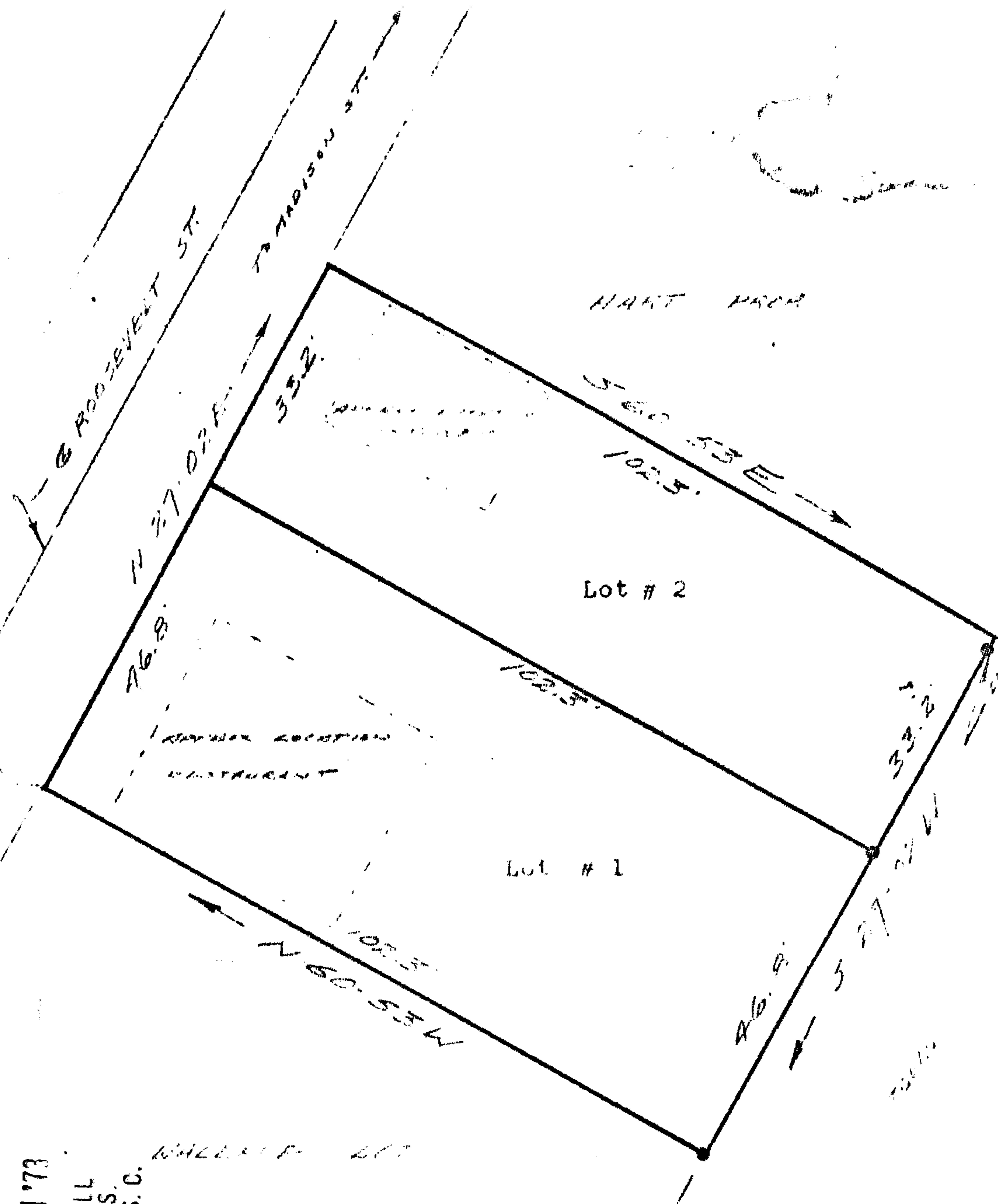
WILKINSON LOT

Property of

Lot #1 Woodrow C. Boyd Lot #2 Clarence L. Boyd, Jr.

Located Roosevelt St. Town of York

York County, South Carolina



W-E

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **Floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was State Plane South Carolina FIPS 3900. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3151

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided in digital format by York County, South Carolina.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

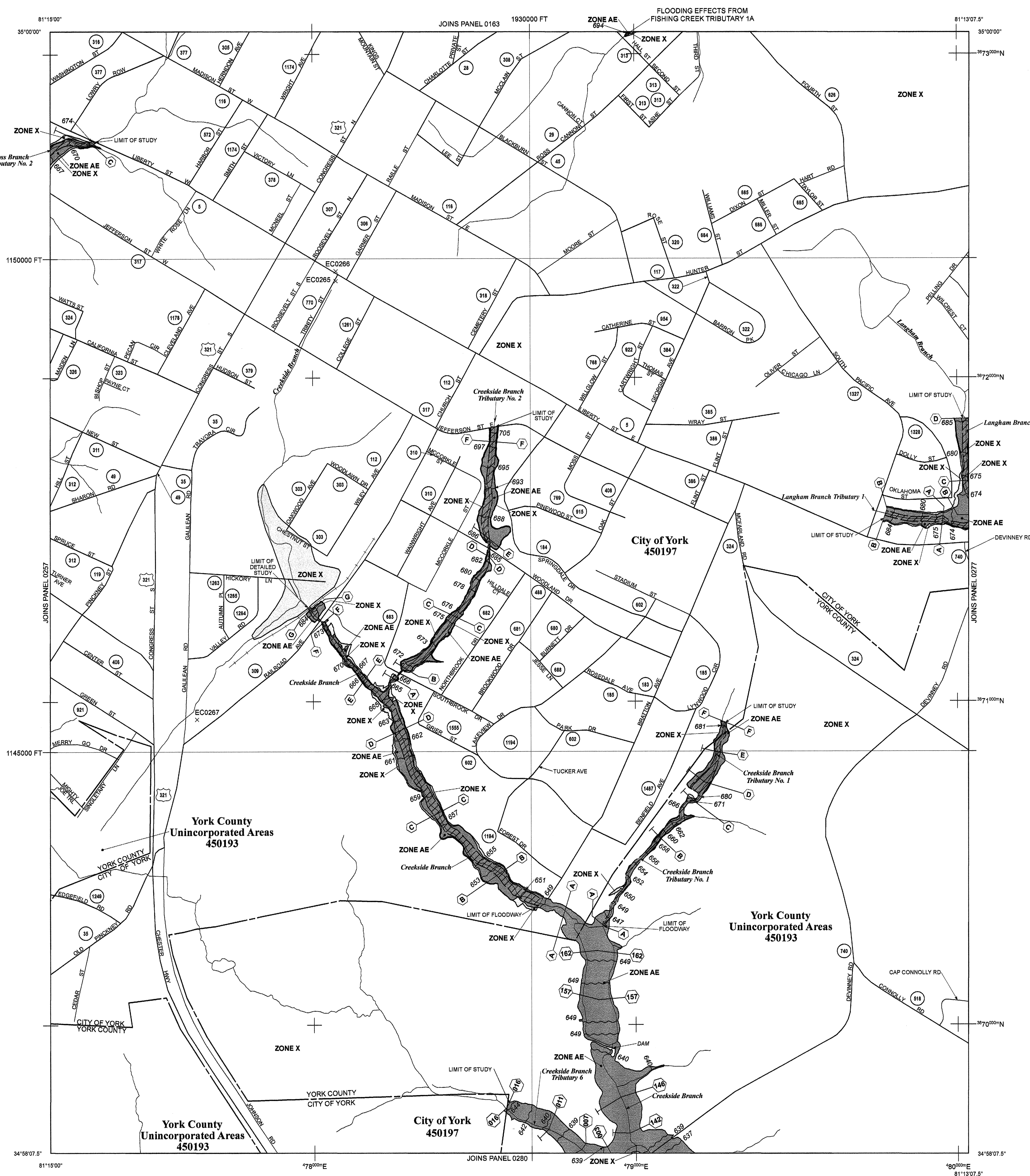
Contact the **FEMA Map Service Center** at 1-800-358-3616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.




DNR
This digital Flood Insurance Rate Map (FIRM) was produced through a unique cooperative partnership between the State of South Carolina and the Federal Emergency Management Agency (FEMA). The State of South Carolina has implemented a long term approach of floodplain management to decrease the costs associated with flooding. This is demonstrated by the State's commitment to map floodplain areas at the local level. As a part of this effort, the state of South Carolina has joined in a Cooperating Technical State agreement with FEMA to produce and maintain this digital FIRM.

<http://www.dnr.state.sc.us/>



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevation determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance of greater flood event.

ZONE A99 Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

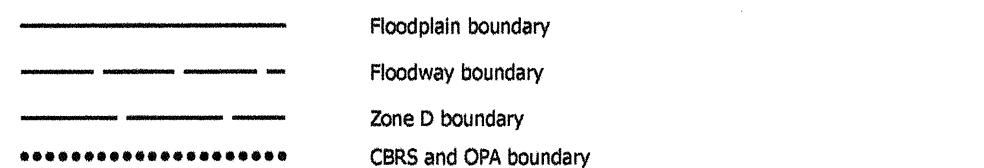
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

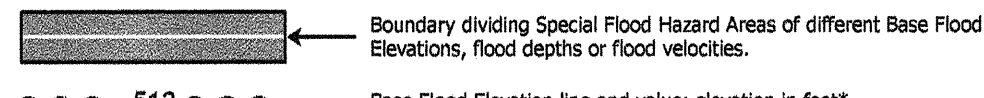
ZONE D Areas in which flood hazards are undetermined, but possible.

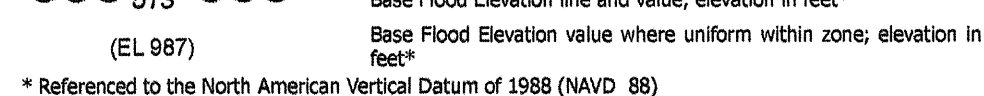
COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

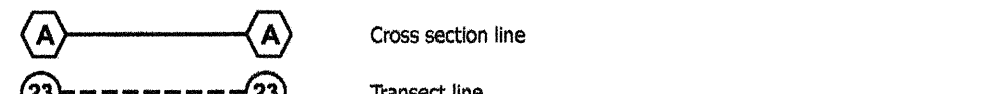
OTHERWISE PROTECTED AREAS (OPAs)

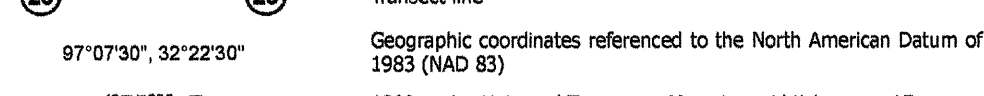
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

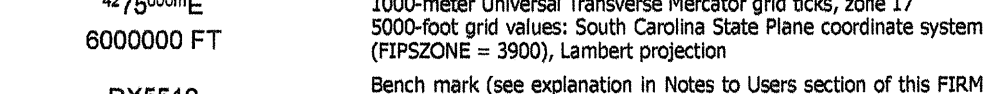


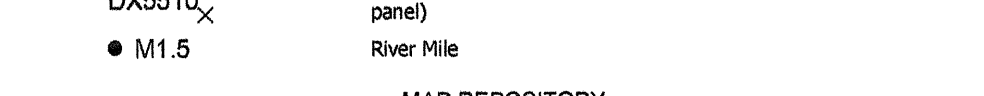


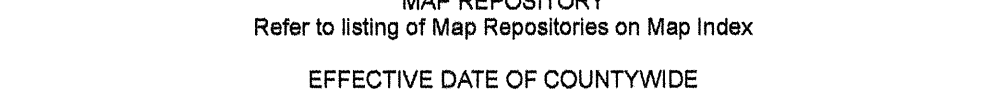


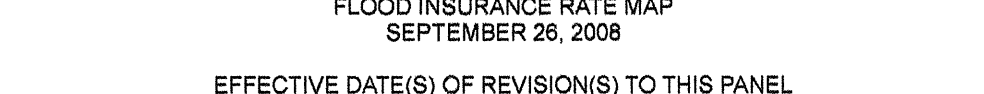






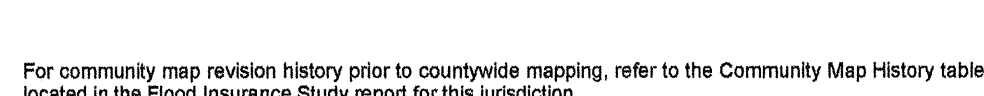


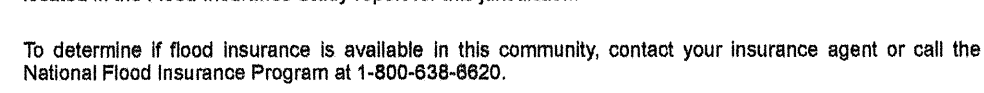




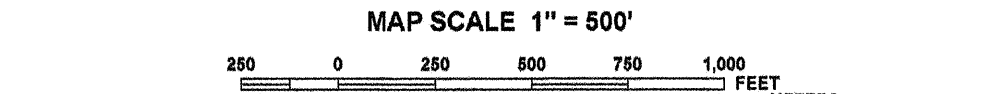




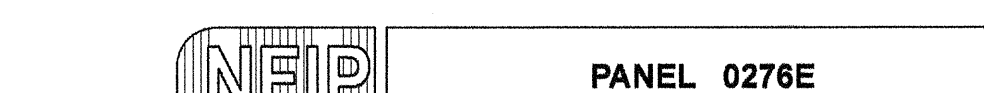






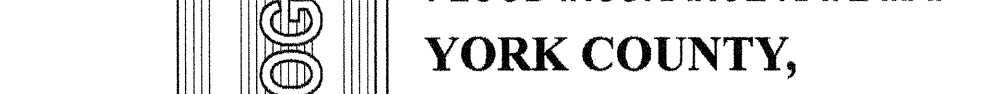






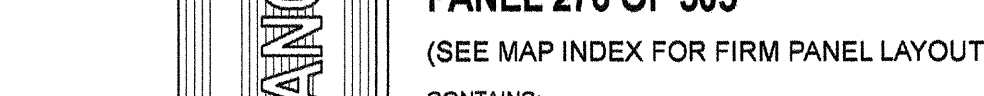


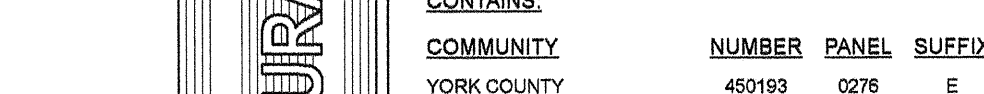


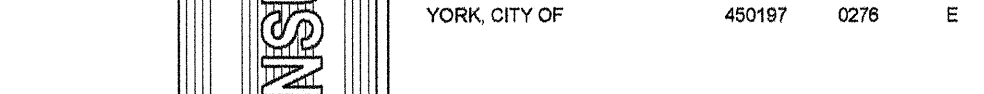






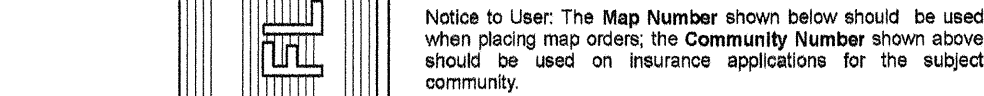








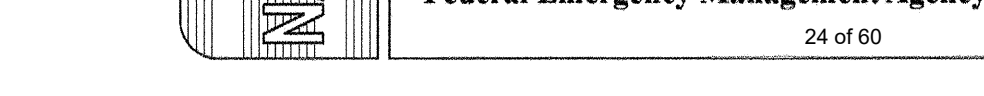












YORK COUNTY ASSESSOR

Tax Map:

336-00-00-003

070-04-02-002

070-04-02-003

Date: 07/26/2022

After recording, please return to:

**Legacy Law Firm, LLC
100 Stone Village Dr., Ste. 208
Fort Mill, SC 29708
803-746-7000**

E H

YORK COUNTY, SC	
2022033474	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
07-26-2022	02:47:58 PM
BK:RB 20317	PG:116-121

DEED PREPARED ONLY: NO RESPONSIBILITY ASSUMED FOR CERTIFICATION OF TITLE, CLOSING TRANSACTION, OR WITHHOLDING TAXES ON PAYMENTS TO NONRESIDENTS. NO TITLE EXAMINATION OR SEARCH REQUESTED OR PERFORMED.

STATE OF SOUTH CAROLINA

)

)

WARRANTY DEED

COUNTY OF YORK

)

Know all men by these presents that I, **Timothy J. Harris**, of PO Box 729, York, SC 29745, for and in consideration of **SEE ATTACHED AFFIDAVIT** to him in hand paid by **Timothy Joe Harris, II, Trustee, or his successors in trust, of the TIM AND SHEILA HARRIS TRUST, dated July 26, 2022**, of PO Box 729, York, SC 29745, 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 **Timothy Joe Harris, II, Trustee, or his successors in trust, of the TIM AND SHEILA HARRIS TRUST, dated July 26, 2022**, all my right, title, and interest in and to the following described property:

See attached Exhibit A, incorporated herein by reference.

Tax Map Numbers: 336-00-00-003, 070-04-02-003, and 070-04-02-002

Grantees' Address: PO Box 729, York, SC 29745

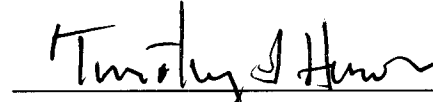
Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto said **Timothy Joe Harris, II, Trustee, or his successors in trust, of the TIM AND SHEILA HARRIS TRUST, dated July 26, 2022**, their heirs and assigns, forever. And **Timothy J. Harris** does hereby bind himself, his heirs, executors, and administrators, to warrant and forever defend all and singular said premises unto said **Timothy Joe Harris, II, Trustee, or his successors in trust, of the TIM AND SHEILA HARRIS TRUST, dated July 26, 2022**, his heirs and assigns, against himself and his heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

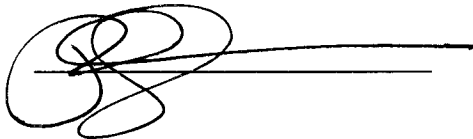
Witness our hand and seal this 26th day of July, in the year of our Lord 2022 and in the 247th year of the Sovereignty and Independence of the United States of America.

Witnesses:

Grantor:

 _____

 [L.S.]
Timothy J. Harris

 _____

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGMENT

)

COUNTY OF YORK

)

I, **Philip J. Corson**, a notary public appointed in the State of **South Carolina**, do hereby certify that **Timothy J. Harris** personally appeared before me this **July 26, 2022**, and, in the presence of two witnesses, acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this **July 26, 2022**.

Signature:  _____ [SEAL]

Print Name: **Philip J. Corson**

Notary Public for **South Carolina**

My Commission Expires: 11/30/2022

[Exhibit A attached]

EXHIBIT A

Tax Map No.: 336-00-00-003

All that certain piece, parcel or tract of land located on U.S. Highway 321 in Bethesda Township, York County, South Carolina, being more particularly described as follows: Beginning at a nail in the center of U.S. Highway 321 and running thence with the centerline of said highway S 45-43-09 E 1626.47 feet to a nail in the center of said highway; thence N 49-00-00 W 689.27 feet to an iron pin; thence N 56-45-00 W 314.16 feet to an iron pin; thence N 67-15-00 W 573.54 feet to an iron pin; thence N 27-00-00 E 324.70 feet to the Beginning Point, containing 3.65 acres, more or less, as set forth in a plat of the premises entitled Timothy J. Harris, dated February 26, 1992, prepared by Hucks and Associates, Inc., said plat being recorded in Plat Book B-212, Page 5, Office of the York County Clerk of Court. Said plat is incorporated by reference as a part of this description.

This being the identical property conveyed to Timothy J. Harris by deed of Lawrence Harris dated August 27, 1993, and recorded April 4, 2000, in Deed Book 3075 at page 64 in the Office of the Clerk of Court for York County, South Carolina.

Tax Map No.: 070-04-02-003

All that certain piece, parcel or lot of real property with improvements situated thereon, located on the east side of North Roosevelt Street within the City Limits of York, South Carolina, and set forth and described as Lot No. 1 on a plat of survey recorded in Plat Book 43 at Page 288, R.M.C Office for York County, South Carolina. According to said plat, said lot herein conveyed is described by metes and bounds as follows: Beginning at a corner of the east side of North Roosevelt Street and being a front intersecting corner of property herein conveyed and property belonging now or formerly to Wallace; thence N. 29-02 E. 46.8 feet more or less to corner, being an intersecting corner with property now or formerly of Sarah L. Boyd; thence S. 60-53 E. 102.3 feet more or less to corner; thence S. 29-02 W. 46.8 feet more or less to corner and being an intersection corner with property now or formerly of City of York; thence N. 60-53 W. 102.3 feet more or less to the beginning point.

This being the identical property conveyed to Timothy J. Harris by deed of George F. Sexton and George D. Sexton, Sr. dated September 9, 1982, and recorded September 13, 1982, in Deed Book 675 at Page 47 in the Office of the Clerk of Court for York County, South Carolina.

Tax Map No.: 070-04-02-002

All that piece, parcel or lot of land lying and being situate in the Town of York, County of York, York Township, State of South Carolina, beginning at a monument on N.E. corner of United States Post Office lot on Roosevelt Street and running North East with said street fifty feet to a stake; thence easternly parallel with rear of Post Office lot to western line of Town of York

Fire Department lot; thence southerly fifty feet with said line to Post Office lot line and thence with said line to the beginning corner.

This being the identical property conveyed to Timothy J. Harris by deed of Pinnacle Properties, Inc., Grantor, by Timothy J. Harris, its President, dated July 26, 2022 and recorded July 26, 2022 in Deed Book 20316 at Page 470 in the Office of the Clerk of Court for York County, South Carolina.

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 2846 Chester Hwy., York, SC 29745, bearing York County Tax Map Numbers 336-00-00-003, 070-04-02-003, and 070-04-02-002, were transferred by Timothy J. Harris to Timothy Joe Harris, II, Trustee, or his successors in trust, of the Tim and Sheila Harris Trust, dated July 26, 2022, on July 26, 2022.
3. Check one of the following: The deed is:
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X exempt from the deed recording fee because (See Information section of affidavit);
 See Number 8
(If exempt, please skip items 4 – 7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ___ or No ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Timothy J Harris

Responsible Person Connected with the Transaction

SWORN to before me this 26th
day of July, year of 2022

(Seal)
Notary Public for South Carolina
My Commission Expires: 11/30/2022

Timothy J. Harris

Print or type the above name here

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty". Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds: Section 12-24-40

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust.
- (9) transferring realty from a partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code

YORK COUNTY ASSESSOR**Tax Map:****336-00-00-003****070-04-02-002****070-04-02-003****Date: 07/26/2022****After recording, please return to:**

Legacy Law Firm, LLC
100 Stone Village Dr., Ste. 208
Fort Mill, SC 29708
803-746-7000

E H

YORK COUNTY, SC	
2022033474	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
07-26-2022	02:47:58 PM
BK:RB 20317	PG:116-121

DEED PREPARED ONLY: NO RESPONSIBILITY ASSUMED FOR CERTIFICATION OF TITLE, CLOSING TRANSACTION, OR WITHHOLDING TAXES ON PAYMENTS TO NONRESIDENTS. NO TITLE EXAMINATION OR SEARCH REQUESTED OR PERFORMED.

STATE OF SOUTH CAROLINA

)

)

WARRANTY DEED**COUNTY OF YORK**

)

Know all men by these presents that I, **Timothy J. Harris**, of PO Box 729, York, SC 29745, for and in consideration of **SEE ATTACHED AFFIDAVIT** to him in hand paid by **Timothy Joe Harris, II, Trustee, or his successors in trust, of the TIM AND SHEILA HARRIS TRUST, dated July 26, 2022**, of PO Box 729, York, SC 29745, 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 **Timothy Joe Harris, II, Trustee, or his successors in trust, of the TIM AND SHEILA HARRIS TRUST, dated July 26, 2022**, all my right, title, and interest in and to the following described property:

See attached Exhibit A, incorporated herein by reference.

Tax Map Numbers: 336-00-00-003, 070-04-02-003, and 070-04-02-002

Grantees' Address: PO Box 729, York, SC 29745

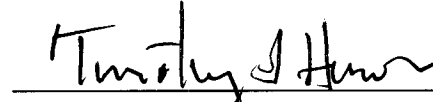
Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto said **Timothy Joe Harris, II, Trustee, or his successors in trust, of the TIM AND SHEILA HARRIS TRUST, dated July 26, 2022**, their heirs and assigns, forever. And **Timothy J. Harris** does hereby bind himself, his heirs, executors, and administrators, to warrant and forever defend all and singular said premises unto said **Timothy Joe Harris, II, Trustee, or his successors in trust, of the TIM AND SHEILA HARRIS TRUST, dated July 26, 2022**, his heirs and assigns, against himself and his heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

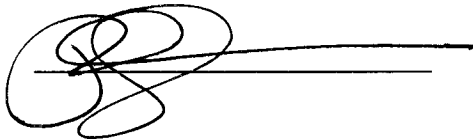
Witness our hand and seal this 26th day of July, in the year of our Lord 2022 and in the 247th year of the Sovereignty and Independence of the United States of America.

Witnesses:

Grantor:

 _____

 [L.S.]
Timothy J. Harris

 _____

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGMENT

)

COUNTY OF YORK

)

I, **Philip J. Corson**, a notary public appointed in the State of **South Carolina**, do hereby certify that **Timothy J. Harris** personally appeared before me this **July 26, 2022**, and, in the presence of two witnesses, acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this **July 26, 2022**.

Signature:  _____ [SEAL]

Print Name: **Philip J. Corson**

Notary Public for **South Carolina**

My Commission Expires: 11/30/2022

[Exhibit A attached]

EXHIBIT A

Tax Map No.: 336-00-00-003

All that certain piece, parcel or tract of land located on U.S. Highway 321 in Bethesda Township, York County, South Carolina, being more particularly described as follows: Beginning at a nail in the center of U.S. Highway 321 and running thence with the centerline of said highway S 45-43-09 E 1626.47 feet to a nail in the center of said highway; thence N 49-00-00 W 689.27 feet to an iron pin; thence N 56-45-00 W 314.16 feet to an iron pin; thence N 67-15-00 W 573.54 feet to an iron pin; thence N 27-00-00 E 324.70 feet to the Beginning Point, containing 3.65 acres, more or less, as set forth in a plat of the premises entitled Timothy J. Harris, dated February 26, 1992, prepared by Hucks and Associates, Inc., said plat being recorded in Plat Book B-212, Page 5, Office of the York County Clerk of Court. Said plat is incorporated by reference as a part of this description.

This being the identical property conveyed to Timothy J. Harris by deed of Lawrence Harris dated August 27, 1993, and recorded April 4, 2000, in Deed Book 3075 at page 64 in the Office of the Clerk of Court for York County, South Carolina.

Tax Map No.: 070-04-02-003

All that certain piece, parcel or lot of real property with improvements situated thereon, located on the east side of North Roosevelt Street within the City Limits of York, South Carolina, and set forth and described as Lot No. 1 on a plat of survey recorded in Plat Book 43 at Page 288, R.M.C Office for York County, South Carolina. According to said plat, said lot herein conveyed is described by metes and bounds as follows: Beginning at a corner of the east side of North Roosevelt Street and being a front intersecting corner of property herein conveyed and property belonging now or formerly to Wallace; thence N. 29-02 E. 46.8 feet more or less to corner, being an intersecting corner with property now or formerly of Sarah L. Boyd; thence S. 60-53 E. 102.3 feet more or less to corner; thence S. 29-02 W. 46.8 feet more or less to corner and being an intersection corner with property now or formerly of City of York; thence N. 60-53 W. 102.3 feet more or less to the beginning point.

This being the identical property conveyed to Timothy J. Harris by deed of George F. Sexton and George D. Sexton, Sr. dated September 9, 1982, and recorded September 13, 1982, in Deed Book 675 at Page 47 in the Office of the Clerk of Court for York County, South Carolina.

Tax Map No.: 070-04-02-002

All that piece, parcel or lot of land lying and being situate in the Town of York, County of York, York Township, State of South Carolina, beginning at a monument on N.E. corner of United States Post Office lot on Roosevelt Street and running North East with said street fifty feet to a stake; thence easternly parallel with rear of Post Office lot to western line of Town of York

Fire Department lot; thence southerly fifty feet with said line to Post Office lot line and thence with said line to the beginning corner.

This being the identical property conveyed to Timothy J. Harris by deed of Pinnacle Properties, Inc., Grantor, by Timothy J. Harris, its President, dated July 26, 2022 and recorded July 26, 2022 in Deed Book 20316 at Page 470 in the Office of the Clerk of Court for York County, South Carolina.

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 2846 Chester Hwy., York, SC 29745, bearing York County Tax Map Numbers 336-00-00-003, 070-04-02-003, and 070-04-02-002, were transferred by Timothy J. Harris to Timothy Joe Harris, II, Trustee, or his successors in trust, of the Tim and Sheila Harris Trust, dated July 26, 2022, on July 26, 2022.
3. Check one of the following: The deed is:
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X exempt from the deed recording fee because (See Information section of affidavit);
 See Number 8
(If exempt, please skip items 4 – 7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ___ or No ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Timothy J Harris

Responsible Person Connected with the Transaction

SWORN to before me this 26th
day of July, year of 2022

(Seal)
Notary Public for South Carolina
My Commission Expires: 11/30/2022

Timothy J. Harris

Print or type the above name here

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty". Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds: Section 12-24-40

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust.
- (9) transferring realty from a partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code

MAP	BLOCK	LOT	AER. PHOTO	ACRES/FT.	ORIG. ASSESS. LAND	ORIG. ASSESS. BLDG.
70-4-2-2						
Pinnacle Properties, Inc. P.O. Box 729 York, S. C. 29745						
School Tax					Other Tax	Index Number

Parcel No.


0700402002
NOV 02 2011

ON EAST of ROOSEVELT ST, going North.

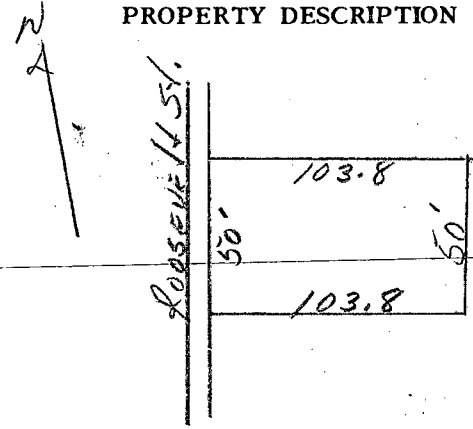
OWNER'S NAME & ADDRESS

Transfer To	FROM	Address	DOI	Date	Liber	Folio	Sale
	OSCAR B. WATSON			1953	193	352	\$5.00
	Elyn C Wallau			2-12-90	2-15-90	21 99	\$40,000

RECOMMENDED ASSESSMENT

	1982	2015	19	19	19
1-Land	10,200	6,700			
1-Improvements	3,300	4,000	9,500		
Total	13,500	11,0700			
Date of Notice					
Expiration Date					
Protested					
Date of Hearing					
Final Notice					
App. To State Tax					
Date of Hearing					
Final Notice					
App. To Court					

PROPERTY DESCRIPTION



Date of Appraisal 11-20-69

REMARKS BEING RETURNED UNDER Elyn C. WALLACE 2 LOT & 2 Bldgs.
This is liquor store.

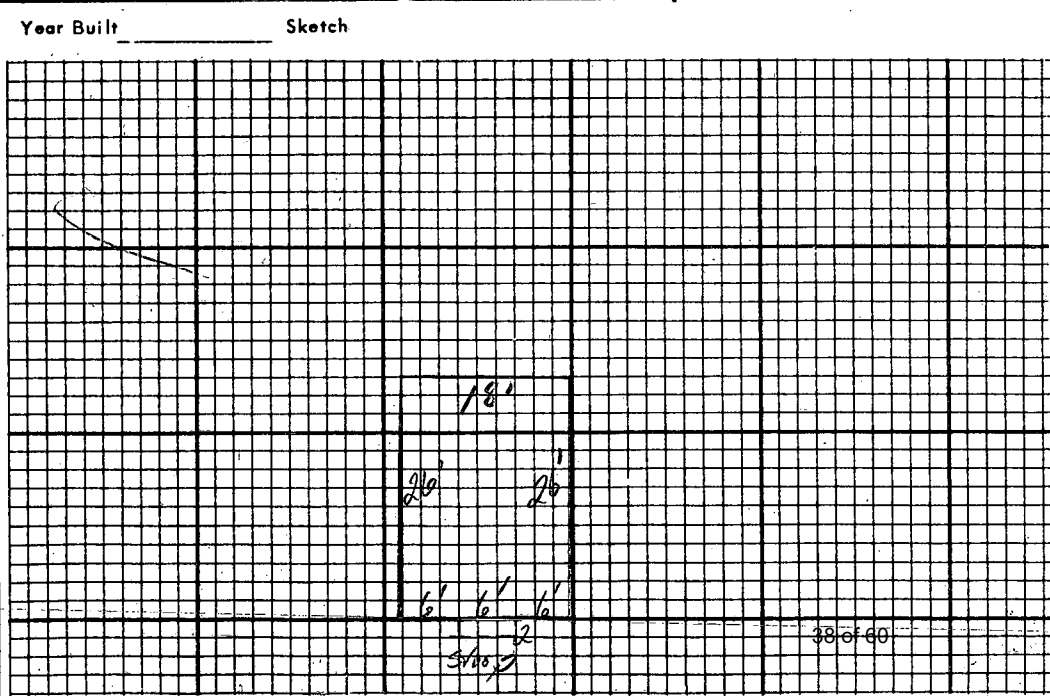
USE	CONSTRUCTION	INTERIOR				ROOFING	GENERAL FEATURES	CLASSIFICATION	RATE	SIZE	SQ. FT.	CU. FT.
Dwelling	Brick	Plaster	Rooms	Comp.	Basement	Expensive					468	
Store	Frame	Dry Wall	H.Water Heat	Asbestos	Fireproof	Good						
Apartment	Stone	Unfinished	H.Air Heat	Slate	Air Cond.	Average						
Service Sto.	Block	H.W.Floors	Baths	Slag	Elevator	Cheap						
Fact. Bldg.	Re-inf.Conc.	Pine	Apartments	Metal								
Warehouse	No. Stories	Tile	Stores	Tile								

YEAR	CU.FT.-SQ.FT.	RATE =	1st COST	+ ADDITIONS =	REP.COST	DEP.	O.B.S. - TOTAL DEP.=	MARKET VALUE	×	FACT.	ASSESSMENT
1972	468	11.60	5428			40%	-	3300			
1982	468	14.26	6674	-	6674	40%		4000			
1987	468	24.82	11616	-	11616	45%		6500			
1992							FP	6500			
192000							FP	6500			

PROPERTY FACTORS						ASSESSMENT	
IMPROVEMENTS	STREET	TOPOGRAPHY	VALUE TREND	LOT	YEAR	MARKET VALUE	FACT.
Water	Paved	Level	Upward	Front 50'	1973	10200	
Sewer	Dirt	High	Downward	Depth 103.8'	1982	6700	
Gas	Sidewalk	Low	Static	Cor. Inf.	1987	9300	1.60/ft x 5190 ft =
Electric	Curb & Gutter	Rolling		Depth Fact.	1992+2000	18200	3.50 x 5190 ft
All Utilities		Swampy		Other Fact.	2000(11)	26000	5.0 x 5190 ft

REMARKS E 50/103/200/102/204/ 10200 No. Acres 1/20 PLATTED.

1987
1 stoop 2' x 6' = 12 sq. ft.
Box: 23.63
AV-AR-PERMULT 1.983
C.COST MULT 1.09
LOCAL MULT .83
15.33 x .93 = 14.26



MAP	BLOCK	LOT	AER. PHOTO	ACRES/ FT.	ORIG. ASSESS. LAND	ORIG. ASSESS. BLDG.
70-	4-	2-	2			

School Tax	Other Tax	Index Number
------------	-----------	--------------

Parcel No. _____ District 1 YR

Zoning _____ Subdivision or Tract _____

Location _____

OWNER'S NAME & ADDRESS

Transfer To	Address	Date	Liber	Folio	Sale

RECOMMENDED ASSESSMENT					PROPERTY DESCRIPTION
	20	20	20	20	
Land					
Improvements					
Total					
Date of Notice					
Expiration Date					
Protsted					
Date of Hearing					
Final Notice					
App. To State Tax					
Date of Hearing					
Final Notice					
App. To Court					

Date of Appraisal _____

REMARKS _____

USE	CONSTRUCTION	INTERIOR			ROOFING	GENERAL FEATURES	CLASSIFICATION	RATE	SIZE	SQ. FT.	CU. FT.
Dwelling	Brick	☒	Plaster	Rooms	Comp. T+G	Basement	Expensive				
Store	☒ Frame		Dry Wall	H. Water Heat	Asbestos	Fireproof	Good				
Apartment	Stone		Unfinished	H. Air Heat	Slate	Air Cond.	Average				
Service Sta.	Block		H.W. Floors	Baths	Slag	Elevator	Cheap				
Fact. Bldg.	Re-inf. Conc.		Pine	Apartments	Metal						
Warehouse	No. Stories		Tile	Stores	Tile						

YEAR	CU.FT.-SQ.FT.	RATE =	1st COST	+ ADDITIONS	= REP. COST	DEP.	O.B.S. - TOTAL DEP. =	MARKET VALUE	x FACT.	ASSESSMENT
2005	468	50.80	23774	-	23774	-60%		9,500		6500 FP
2006	468							10,000		
2011	468							10,000		
20										
20										

PROPERTY FACTORS					ASSESSMENT				
IMPROVEMENTS	STREET	TOPOGRAPHY	VALUE TREND	LOT	YEAR	MARKET VALUE	FACT.		
Water	Paved	Level	Upward	Front	2011	26,000		0.12 AC	11-11 per revised
Sewer	Dirt	High	Downward	Depth	2015 RA	24,000		(200 K L 12)	
Gas	Sidewalk	Low	Static	Cor. Inf.	20				
Electric	Curb & Gutter	Rolling		Depth Fact.	20				
All Utilities		Swampy		Other Fact.	20				

REMARKS

2005 = BC 50.80 PM 1.471 Calculated X CM 1.08 X LM .875
50.80

No. Acres

Year Built

Sketch

40 of 60

TAX MAP # 070-0402-002

TAX YEAR 2015 RA

BUILDING Retail (353)
CLASS Low Cost
TYPE C
SECT 13
PAGE 26
BC 56.76
PM 1.471
CM 1.08
LM .89
ABC 80.25
BLDG AREA 468
1ST COST 37,557
ADDITIONS 0
RCN 37,557
DEP .25
RCNLD 9,500

BUILDING _____
CLASS _____
TYPE _____
SECT _____
PAGE _____
BC _____
PM _____
CM _____
LM _____
ABC _____
BLDG AREA _____
1ST COST _____
ADDITIONS _____
RCN _____
DEP _____
RCNLD _____

BUILDING _____
CLASS _____
TYPE _____
SECT _____
PAGE _____
BC _____
PM _____
CM _____
LM _____
ABC _____
BLDG AREA _____
1ST COST _____
ADDITIONS _____
RCN _____
DEP _____
RCNLD _____

PAVING _____

ASPHALT 1.90 XCONCRETE 3.00 X

CHAIN LINK FENCE _____

CANOPY _____

MISC. _____

TOTAL # IMPROVEMENTS 1TOTAL IMPROVEMENT(S) VALUE 9,500

MAP	BLOCK	LOT	AER. PHOTO	ACRES/FT.	ORIG. ASSESS. LAND	ORIG. ASSESS. BLDG.
70-4-2-3						
Harris, Timothy J. P.O. Box 884 York, S.C. 29745						
School Tax				Other Tax	Index Number	

Parcel No.

Zoning

Location AKA "Tims"

ON EAST side of ROOSEVELT ST. going North.

OWNER'S NAME & ADDRESS

Transfer To FROM
THE City of Woodrow C. Boyd
BETTER REFERENCE
Frances P. Boyd
George F. Sexton & Duane D. Sexton Jr.

Address

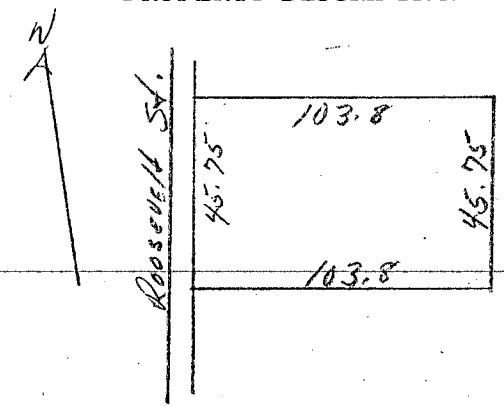


Date	Liber	Folio	Sale
1969	520	15910	Will
	319	460	
8-12-76	535	147	\$15,000
9-9-82	675	47	57,948.35

RECOMMENDED ASSESSMENT

	1982	2005	10/2010	19	19
1 Land	10,200	6,200			
1 Improvements	8,000	35,000	95,000	114,500	
Total	18,200	41,200			
Date of Notice					
Expiration Date					
Protested					
Date of Hearing					
Final Notice					
App. To State Tax					
Date of Hearing					
Final Notice					
App. To Court					

PROPERTY DESCRIPTION



Date of Appraisal 11-20-69

REMARKS

BUSINESS - GEORGE'S RESTAURANT
plot BK 43 pg 288, lot 1

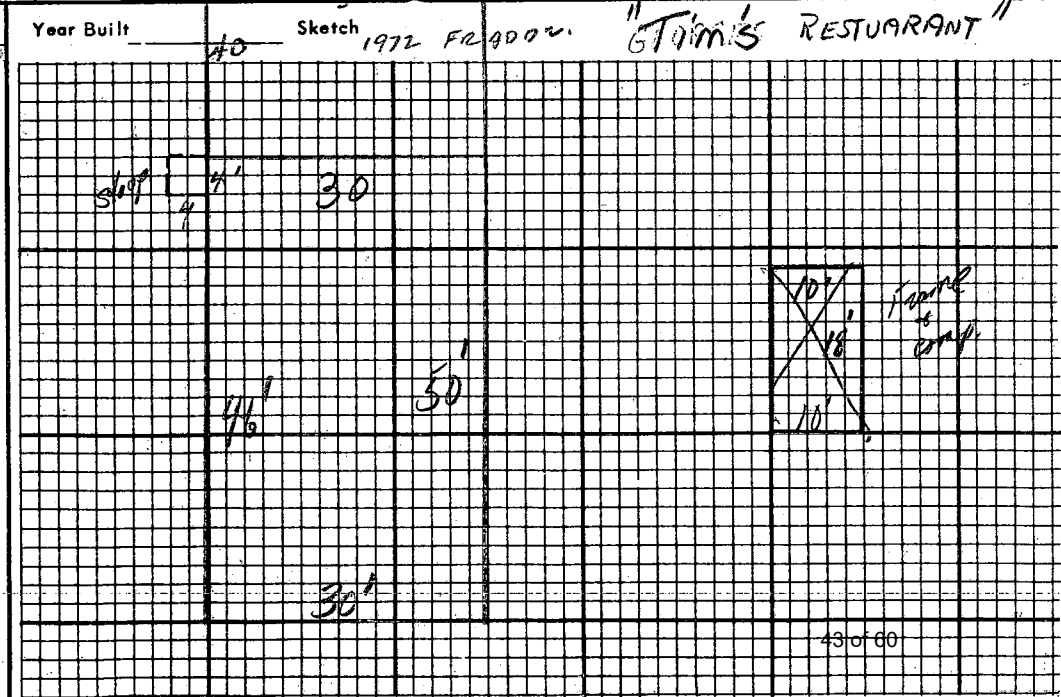
USE	CONSTRUCTION	INTERIOR			ROOFING	GENERAL FEATURES	CLASSIFICATION	RATE	SIZE	SQ. FT.	CU. FT.
Dwelling	Brick	Plaster	Rooms	Comp.	Basement	Expensive				2,7000	
Store	Frame	Dry Wall	H.Water Heat	Asbestos	Fireproof	Good					
Apartment	Stone	Unfinished	H.Air Heat	Slate	Air Cond.	Average					
Service Sta.	Block	H.W.Floors	Baths	Slag	Elevator	Cheap					
Fact. Bldg.	Re-inf.Conc.	Pine	Apartments	Metal							
Warehouse	No. Stories	Tile	Stores	Tile							
RESTUARANT	TIMS										

YEAR	CU.FT.	SQ.FT.	RATE =	1st COST	+ ADDITIONS =	REP.COST	DEP.	O.B.S. - TOTAL DEP. =	MARKET VALUE	×	FACT.	ASSESSMENT
1972	1500	9.25				14625	45%		8000			
1982	2700	23.49	63423	-		63423	45%		35000			
1987	2700	37.33	100791	-		100,791	50%		50,500			
1992	2700	38.19	103113			103,113	50		51,500			
2000	2700	49.90	134730	-		134730	-40		81,000			

PROPERTY FACTORS					ASSESSMENT		
IMPROVEMENTS	STREET	TOPOGRAPHY	VALUE TREND	LOT	YEAR	MARKET VALUE	FACT.
Water	Paved ✓	Level ✓	Upward	Front 45.75	1973	10200	
Sewer	Dirt	High	Downward	Depth 103.8	1982	6200	
Gas	Sidewalk	Low	Static	Cor. Inf.	1987	7700	1.60% x4784
Electric	Curb & Gutter	Rolling		Depth Fact.	1992 + 2000	16700	3.50 x4784
All Utilities		Swampy		Other Fact.	19	30	

REMARKS: F.F. 50/103/200/102/204/10200 No. Acres 1.407

2000
 BC: 24488
 PM 1.183
 CCM 1.00
 LM .94
 49.90
 Base Cost: 38,281
 AR-PER MULT (240/270) 1.183
 C.COST MULT 1.04
 LOCAL MULT 1.88
 38,19
 20.11 x 1.12 = 23.49



MAP	BLOCK	LOT	AER. PHOTO	ACRES/ FT.	ORIG. ASSESS. LAND	ORIG. ASSESS. BLDG.
70-	4-	2-	3			

Parcel No.

District / York

Zoning

Subdivision
or Tract

Location

School Tax	Other Tax	Index Number

OWNER'S NAME & ADDRESS

Transfer To	Address	Date	Liber	Folio	Sale

RECOMMENDED ASSESSMENT					
	20	20	20	20	20
Land					
Improvements					
Total					
Date of Notice					
Expiration Date					
Protested					
Date of Hearing					
Final Notice					
App. To State Tax					
Date of Hearing					
Final Notice					
App. To Court					

PROPERTY DESCRIPTION

Date of Appraisal _____

REMARKS

[illegible][illegible]

PROPERTY FACTORS								ASSESSMENT
IMPROVEMENTS	STREET	TOPOGRAPHY	VALUE TREND	LOT	YEAR	MARKET VALUE	FACT.	
Water	Paved	Level	Upward	Front	2000 (N)	\$23,900	5 ⁰⁰	47840
Sewer	Dirt	High	Downward	Depth	2011	\$27,500	250K	0.11
Gas	Sidewalk	Low	Static	Cor. Inf.	2015 RA	22,000	(200K	X.11 ac)
Electric	Curb & Gutter	Rolling		Depth Fact.	20			
All Utilities		Swampy		Other Fact.	20			

Per. 240

No. Acres

Year Built

Sketch

REMARKS 2005 BC 55.71 X Pm 1.183 X Cm 1.08 X Lm. 90- 64.06

2010

BC	70.31
PM	1.183
CM	1.02
LM	.91
	77.21

A full-page view of a blank sheet of graph paper. The page features a uniform grid of small squares. A thicker horizontal line runs across the middle of the page, and a thicker vertical line runs down the right side, creating four main quadrants. In the bottom right corner, there is a small rectangular box containing the text "43 of 60".

2015 TRA

Low Cost 'D' Restaurant
Sect 13 pg 14

73.64

1.183

1.07

.92

85.76

2700.5

231,552

.40

\$92,600 (12mpcov)



REAL ESTATE AUCTION AGREEMENT

THIS AUCTION AGREEMENT made and entered into this _____ (Date) by and between _____ hereinafter referred to as Seller (s), and The Ligon Company, Inc. hereinafter referred to as "Auctioneer".

WITNESSETH, Whereas the Seller (s) is desirous of selling Real Estate and Personal Property, hereinafter known as the "Property", and described as follows:

Real Property:

****See Exhibit "A" for County Tax Map Reference**

Whereas, the Auctioneer shall render professional services to sell at Public Auction the described Property in consideration of the mutual agreements contained herein, as well as the mutual benefits, advantages or disadvantages to each of the parties hereto, the parties agree as follows:

1. **AUTHORITY TO SELL.** The Seller (s) hereby grants to the Auctioneer, acting as agent for the Seller (s), the authority to sell the above described Property at Public Auction under the Terms and Conditions stated herein.
2. **PLACE AND DATE OF SALE.** The Auction of the above described Property shall be held on location deemed by the Auctioneer to be the most advantageous for all parties concerned on:

3. **TERMS (Real Estate).**

- A. The successful Purchaser will be required to make a 10% non-refundable deposit due on auction day. This escrow deposit shall be held in the Auctioneer's Trust Account and will be credited toward the purchase price at closing.
- B. The Property is to be sold "AS-IS" with no warranties or guarantees by the Seller (s) or the Auctioneer whatsoever as to the present or future use.
- C. Subject Property is to be transferred by Deed from the Seller (s) to the successful purchaser (s).

[_____] SELLER [_____] SELLER HAVE READ THIS PAGE



D. Seller (s) to furnish a clear and marketable deed. Seller also agrees to pay for property taxes prorated to the day of closing, deed preparation, deed stamps, any outstanding liens on the Property, and sales fee to the Auctioneer. All other closing costs are to be paid by the Purchaser, including reimbursement to Seller for the survey expenses and environmental assessment.

E. SEX OFFENDER/CRIMINAL INFORMATION: Seller agrees that Auctioneer is not responsible for obtaining or disclosing information in the SC Sex Offender Registry and no course of action may be brought against the Auctioneer for failure to obtain or disclose sex offender or criminal information. Seller agrees that they have sole responsibility to obtain their own sex offender, death, psychological stigma, clandestine laboratory, and crime information from sources (e.g. law enforcement, P.I., web). The Seller may obtain information about the Sex Offender Registry and persons registered with the Registry by contacting the local county Sheriff or other appropriate law enforcement officials.

F. PHOTOGRAPHY: Seller irrevocably conveys any and all of the Seller's audio, photography, and videography rights in perpetuity involving Seller and Seller's family and Seller's property to Auctioneer for marketing and advertising and any other purpose deemed necessary by the Auctioneer.

G. SURVEILLANCE: Seller agrees to abide by any laws and regulations regulating audio and video surveillance of the Property and persons entering the Property including agreeing not to use any surveillance in areas where persons have an expectation of privacy such as restrooms. Seller agrees that Auctioneer may disclose potential surveillance as Auctioneer deems necessary including signage on the Property and in advertising/marketing.

4. EXCLUSIVE RIGHT OF SALE. The Auctioneer shall hold an Exclusive Right of Sale or an Exclusive Listing to sell the above described real property from the date of the signing of this agreement until the date of the Auction and for a period of ninety (90) days after the date of the Auction. This period shall be irrevocable and any sales of all or part of the above described Property, made between the date of this contract and the date ending ninety (90) days after the date of the Auction, whether the said sale is made by the Seller (s), or any of its agents or employees, shall entitle the Auctioneer to a commission for that sale, based upon the commission schedule as established in this agreement.

5. PROMOTIONAL FEES. It is specifically understood that the Seller (s) will be responsible for paying the sum of \$ _____ USD exclusively for the promotion of the Auction. Items this fee will cover are, but not limited to, design and printing of auction flyers, postage, newspaper advertisements, on-site auction signs, Property Information Package (PIP's) preparation and distribution, internet advertising, website data input and web hosting, broadcast e-mail campaigns, and other miscellaneous fees associated with promoting this Property for auction. If Auctioneer spends more for promotion of this auction, they shall do so at their own expense.

Additionally, the Seller agrees to:

[_____] SELLER [_____] SELLER HAVE READ THIS PAGE



- 1) Supply a current survey of the property as it will sell on auction day within two weeks prior to auction day.
- 2) Keep property maintained throughout the marketing period with a final grass cutting and cleanup completed immediately preceding auction day.
- 3) Keep power available to the property until after auction day.
- 4) Make Property continuously available to the Auctioneer from the date of this contract to the date of closing.

6. SALES FEES. As compensation to the Auctioneer, Seller agrees to commissions as follows:

Auctioneer suggests and is authorized to use a Buyer's Premium in this transaction. A 10% Buyers Premium will be added to the high bid and the gross selling price, or Contract Price, shall be calculated by adding the Buyer's Premium to the high bid price.

Example: For every \$1,000.00 of high bid price, a 10% buyers premium shall be added and the gross sales price shall calculated to be \$1,100.

Real Property: Auctioneer shall receive a commission of 10% of the gross sales price, or Contract Price, of the real property described in this proposal as a Sales Fee. Auctioneer (out of the 10% gross commission) will be offering a _____ (____%) fee of the high bid price to the selling Auctioneer who represents the successful purchaser in this transaction (if applicable). This encourages the Brokerage community to be involved and to bring their users and investors to the sale which intensifies the competition.

In the event of a "private treaty sale" before or after the auction, Seller will pay a commission of ____% of the gross sales price, or Contract Price, as stated above, to the Auctioneer. Auctioneer (out of the ____% gross commission) will be offering a ____% commission to the selling Broker who represents the successful purchaser in this transaction (if applicable).

7. PAYMENT OF COMMISSION. All deposits placed by the successful bidder are to be held in the Auctioneer's Real Estate Trust Account until the date of the closing of the transaction. Upon a successful sale which abides by the terms and conditions of this Agreement, Auctioneer shall be due the entire sales fee as outlined in Section 6 above, paid at closing.

8. SALE SUBJECT TO SELLER CONFIRMATION. The Real Property will be sold subject to Seller confirmation. At the time Auctioneer presents the high bid to the Seller, the Seller shall have seven days to reject the bid, accept the bid as is, or to negotiate with the high bidder to come to an acceptable sales price.

9. RESERVE AUCTION. The property will sell to the highest bidder on auction day at or above _____ Dollars (\$_____) In the event that the Seller, for any reason, refuses to sell to the high bidder at or above the reserve price, Seller shall be responsible to pay the

[_____] SELLER [_____] SELLER HAVE READ THIS PAGE



Auctioneer the commission based on the high bid price. Seller will also indemnify and hold harmless Auctioneer from any claims or legal filings brought on by Buyers in the event of a no-sale.

A. Property will be listed for sale prior to Auction \$_____.

10. BASICS OF THE AUCTION. Real Estate will be offered subject to the Reserve Price shown above. Seller agrees that when the bid price meets or exceeds the reserve price, Auctioneer is authorized to call the property "Sold". Seller will then contract to sell the property to the highest bidder.

11. TRUST ACCOUNT DEPOSITS. All deposits placed by the successful bidder are to be held in the Auctioneer's Real Estate Trust Account until the date of the closing of the transaction.

12. REPRESENTATION OF SELLER (S).

A. Seller (s) warrants that they possess good and marketable title to all properties to be sold and further that the Seller (s) have the right to sell said Property. In the event there is a mortgage or lien on subject Property (s), Seller agrees to obtain permission from mortgage or lien holder to sell the Property (s). In the event that the auction must be cancelled or does not close due to an issue with a defective title to the Property, the financial institution (s) whom holds the note on the Property (s) or any lien holders, then the Seller shall nonetheless be responsible to pay the Auctioneer's commission and expenses due in accordance with paragraph 6 of this agreement based upon the tax appraised value that has been established at the residing county assessors office at the time of the signing of this agreement or the Gross Selling Price, whichever is greater, for that portion of the Property or the entire parcel for which sale was lost.

B. Seller (s) agrees that the Auction be conducted under the complete control of the Auctioneer and the Seller (s) will not, in any way, interfere with the execution of the Auction or commit any act that may hinder or in any way diminish the effectiveness or success of the Auction resulting in the loss of sale of any part of the Property, then and in that event, the Seller shall nonetheless be responsible to pay the Auctioneer's commission and expenses due in accordance with paragraph 6 of this agreement based upon the tax appraised value that has been established at the residing county assessors office at the time of the signing of this agreement or the or the Gross Selling Price, whichever is greater, for that portion of the Property or the entire parcel which sale was lost due to the actions of the Seller (s).

C. Seller (s) shall furnish all available documents requested by Auctioneer including but not limited to: appraisals, surveys, environmental reports, aerial photographs, architectural / engineering and related construction documents, deeds or any other documents that would be of assistance in helping the Auctioneer prepare for the Auction. If applicable, seller shall furnish Personal Representative documents, Trust documents, Probate documents, or any other applicable documents.

D. In the event that for any reason a successful bidder does not follow through with the transaction to closing, seller and auctioneer shall split the remainder of the earnest money deposited evenly (50/50).

[_____] SELLER [_____] SELLER HAVE READ THIS PAGE



13. LITIGATION. If any litigation is brought to enforce any of the terms of this agreement, the successful party shall be entitled to recover, in addition to other damages, their reasonable attorney fees and court costs incurred in said litigation. Seller will also indemnify and hold harmless Auctioneer from any claims or legal filings brought on by Buyers in the event of Seller(s) default resulting in a no-sale.

14. LIENS. Seller will furnish to the Auctioneer a complete list, with names and addresses, of all holders of liens, mortgages, and other encumbrances. Seller will satisfy any encumbrances on the property either from the proceeds of the auction, or from Seller's other funds.

15. SURVEY AND CLOSING FEES. Any required survey will be the responsibility of the Buyer and any required legal closing fees will be the responsibility of the Seller, unless otherwise noted here:

16. SUBSEQUENT SALE. It is understood and agreed that the advertising and/or offer of this Property at Public Auction may or may not be in conjunction with any other properties.

17. PROPERTY CONDITION AND ACCESS. Seller is responsible for providing a clean and sanitary environment in which to conduct the auction. Any trash, debris, hazardous materials, cleaning products, medications, food products, toiletries, makeup, paint, aerosol cans, chemical products, alcohol, or other items deemed unsellable may be hauled away at expense of Seller. Auctioneer will leave premises in broom swept condition. It is the responsibility of Seller to hire professional cleaners post auction. Additionally, the Seller agrees to:

- Supply a current survey of the property as it will sell on auction day within two weeks prior to auction day.
- Keep property maintained throughout the marketing period with a final grass cutting and cleanup completed immediately preceding auction day.
- Keep power available to the building until after auction day.
- Make Property continuously available to the Auctioneer from the date of this contract to the date of closing.

18. OTHER TERMS AND CONDITIONS. _____

19. ENTIRE AGREEMENT. This constitutes the entire agreement between the parties. No amendments or changes to this Agreement shall be effective unless agreed to, in writing, by all parties.

[_____] SELLER [_____] SELLER HAVE READ THIS PAGE



IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the date and year first written above:

(Signature)
Witness at to the Seller

Seller or Authorized Representative

(Signature)
Witness at to the Seller

Seller or Authorized Representative

(Signature)
Witness at to the Auctioneer

T. Randolph Ligon, CAI, CES
SCAL1716 • SCRL17640 • SCAFL4120
NCAL8951 • NCRL183864 • NCAFL10066 • NCRFL28666

Contact Information:

Seller (Please Print)

Date

Phone

Address

[_____] SELLER [_____] SELLER HAVE READ THIS PAGE



Email

Additional Information: _____

Consent of Lienholders:

The _____ ("Lienholder") hereby agrees to Seller's agreement to a Reserve Auction of the Real Property subject to the condition that Lien Holder will be paid no less than _____ Dollars (\$_____) from the proceeds of the Auction (the "Lienholder Proceeds"), unless Lienholder otherwise agrees in writing. Upon receipt by Lienholder of the Lienholder Proceeds, Lienholder agrees to sign and deliver the appropriate release of its lien encumbering the Real Estate described in the Contract.

Name: _____ By: _____ Title: _____ Date: _____

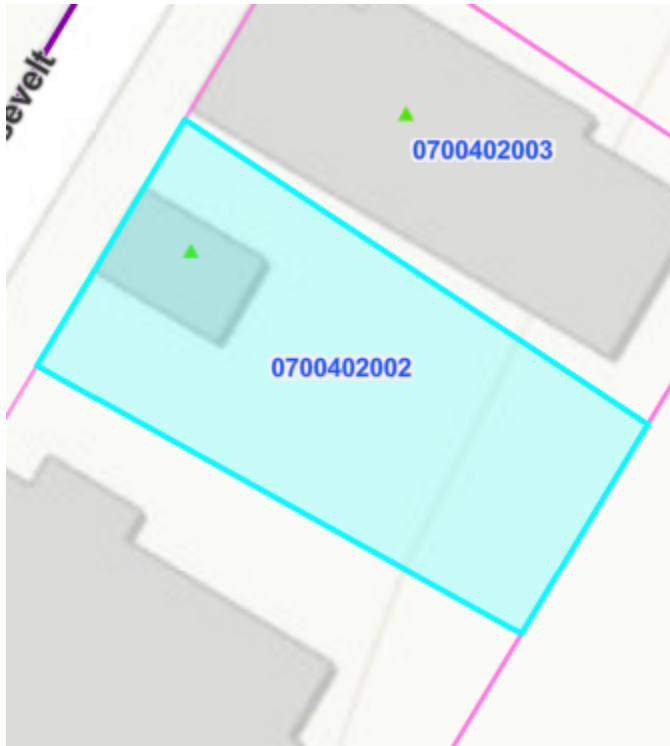
Name: _____ By: _____ Title: _____ Date: _____

Are there any outstanding taxes due on the property? If yes, please list below:

Are there any outstanding HOA due's on the property? If yes, please list below:

[_____] SELLER [_____] SELLER HAVE READ THIS PAGE

Exhibit A.1



Property Data

Parcel Number: 0700402002

PIN: 0700402002

Lot:

Deeded Acres: 0.1128

GIS Acres: 0.11

Deed Book / Page: 2031 / 116
7

Sold Date: 7/26/2022

Sold Price:

Grantor:

Plat Book / Page: /

Legal Description

ROOSEVELT ST

Subdivision

No Subdivision Found

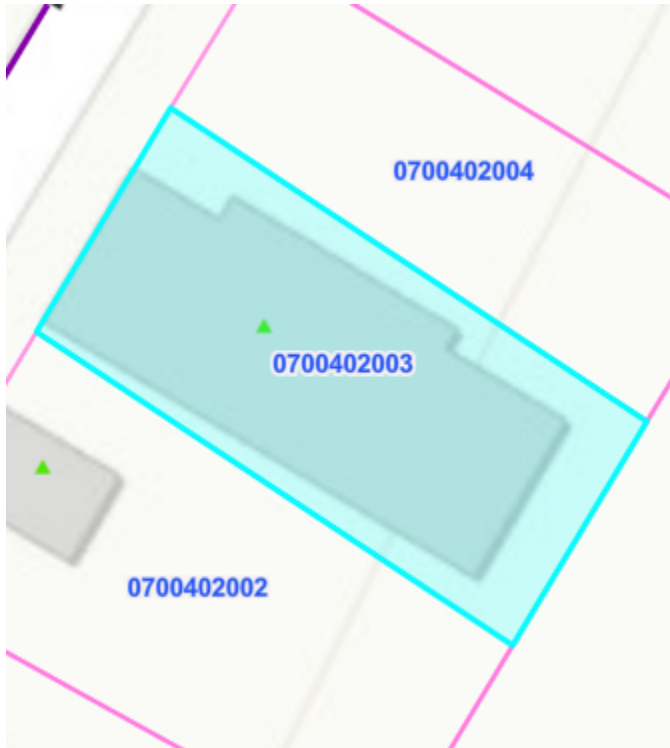
Tax Map No.: 070-04-02-002

All that piece, parcel or lot of land lying and being situate in the Town of York, County of York, York Township, State of South Carolina, beginning at a monument on N.E. corner of United States Post Office lot on Roosevelt Street and running North East with said street fifty feet to a stake; thence easternly parallel with rear of Post Office lot to western line of Town of York

Fire Department lot; thence southernly fifty feet with said line to Post Office lot line and thence with said line to the beginning corner.

This being the identical property conveyed to Timothy J. Harris by deed of Pinnacle Properties, Inc., Grantor, by Timothy J. Harris, its President, dated July 26, 2022 and recorded July 26, 2022 in Deed Book 20316 at Page 470 in the Office of the Clerk of Court for York County, South Carolina.

Exhibit A.2



Property Data

Parcel Number: 0700402003

PIN: 0700402003

Lot:

Deeded Acres: 0.1034

GIS Acres: 0.11

Deed Book / Page: 2031 / 116
7

Sold Date: 7/26/2022

Sold Price:

Grantor:

Plat Book / Page: 43 / 288

Legal Description

ROOSEVELT

Subdivision

No Subdivision Found

Tax Map No.: 070-04-02-003

All that certain piece, parcel or lot of real property with improvements situated thereon, located on the east side of North Roosevelt Street within the City Limits of York, South Carolina, and set forth and described as Lot No. 1 on a plat of survey recorded in Plat Book 43 at Page 288, R.M.C Office for York County, South Carolina. According to said plat, said lot herein conveyed is described by metes and bounds as follows: Beginning at a corner of the east side of North Roosevelt Street and being a front intersecting corner of property herein conveyed and property belonging now or formerly to Wallace; thence N. 29-02 E. 46.8 feet more or less to corner, being an intersecting corner with property now or formerly of Sarah L. Boyd; thence S. 60-53 E. 102.3 feet more or less to corner; thence S. 29-02 W. 46.8 feet more or less to corner and being an intersection corner with property now or formerly of City of York; thence N. 60-53 W. 102.3 feet more or less to the beginning point.

This being the identical property conveyed to Timothy J. Harris by deed of George F. Sexton and George D. Sexton, Sr. dated September 9, 1982, and recorded September 13, 1982, in Deed Book 675 at Page 47 in the Office of the Clerk of Court for York County, South Carolina.

Exhibit B

AUCTION TERMS & CONDITIONS: REAL ESTATE

This auction is for York County Parcels 070-04-02-002 and 070-04-02-003.

Please review property description in full prior to bidding. The auction will be held online through Wednesday, October 7th, 2026 at 12:00 PM EST.

1. **Property Inspection & Disclaimer:** It is the Purchaser's sole responsibility to perform his own due diligence, including verification of all property information and public records. Information presented herein and in any advertisement or other promotional items, while gathered from sources believed to be reliable, are not warranted or guaranteed by Auctioneer T, Randolph Ligon, nor the seller. Personal inspection and verification of any and all items is the responsibility of the bidder. The property is offered "AS IS" and no warranty or guarantee of value, condition, suitability or fitness for a particular use or purpose is expressed or implied. By placing a bid, Bidder waives all rights to further inspections.
2. **Property Disclosure:** The property is selling subject to the rights-of-way, restrictions, and easements of record, if applicable. See the Property Information Package for further disclosures. Call 803-366-3535 or download at www.TheLigonCompany.com
3. **Bidder Registration:** While there is no obligation to bid, you must register to bid with proper credentials.
4. **Buyer's Premium:** A ten percent (10%) Buyer's Premium will be added to the final bid price and included in the total contract price. Buyer's Premium does not imply an agency relationship between Auctioneer and Bidder/Buyer.
5. **Bidding & Reserves:** No bid may be withdrawn by a bidder once made to the Auctioneer. All bids are an irrevocable offer to buy and shall remain valid and enforceable to until the Auctioneer declares the property "Sold" and the auction has concluded. The Auctioneer reserves the right, but has no obligation, to bid on behalf of the Seller up to the undisclosed reserve price, unless the property is declared "Absolute" or the "Reserve has been met". The bidder's number is nontransferable. The Seller has seven (7) days to accept or reject the high bid.
6. **Purchase Contract:** Once the high bidder is determined, and the bidding is closed by the Auctioneer, the high bidder will be required to sign the Purchase Contract for the amount of the high bid plus the 10% Buyer's Premium which totals the contract price. Other documents may also require signature.

7. Deposit: In addition to signing the contract, the high bidder will be required to pay, in US funds, a down payment of 10% of the final contract price. All down payments are non-refundable and will be held in the auctioneers trust account. Down payments will be credited toward the purchase price at closing. Acceptable forms of payment are bank wire, cash or cashier's check. Personal or company checks may be accepted, at the discretion of the auctioneer. A bank letter of guarantee may be required for personal or company checks. Online bidders who fail to return the deposit and signed contract within 48 hours of the conclusion of the auction will have a \$1,000.00 service fee charge to the credit card used at registration.

8. Contingencies: There are none. Bidder understands and agrees that the sale is not contingent upon financing, appraisals, further inspections, survey, third party approval, or the like. You are bidding to buy the property AS IS with NO CONTINGENCIES WHATSOEVER.

9. Environmental Disclaimer: The Seller and The Ligon Company, agents, contractors and employees do not warrant or covenant with Buyer(s) with respect to the existence or nonexistence of any pollutants, contaminants, mold, or hazardous waste prohibited by federal, state or local law or claims based thereon arising out of the actual or threatened discharge, release, disposal, seepage, migration or escape of such substances at, from or into the demised premises. Buyer is to rely upon their own environmental audit or examination of the premises.

10. Acreage and Square Feet: All acreages and square feet descriptions are approximate. If there is a discrepancy between The Ligon Company or its representative and the actual acreage and/or square feet as determined by a surveyor or appraiser, the price will not be adjusted. The statements, while not guaranteed, are from reliable sources. Any costs incurred in establishing boundaries shall be the responsibility of the buyer(s). Each sale is subject to easements, right-of-way, reservation and/or restrictions of record.

11. Closing: Closing will take place within 45 days. All closing costs will be paid by the Buyer, including title search, survey, deed preparation, documentary stamps, recording fees, attorney fees, etc. Property taxes will be prorated to the day of closing. Any required rollback taxes or additional survey will be the responsibility of the Buyer.

12. Title Insurance, if desired, will be purchased by the Buyer.

13. Agency Disclosure: Auctioneer T, Randolph Ligon is acting exclusively as an agent for the Seller. The Auctioneer is not acting in any way as an agent for the Bidder/Buyer. Auctioneer is not a Dual Agent.

14. Equal Opportunity: All bidding is open to the public. The property is available to all qualified purchasers without regard to race, color, religion, familial status, national origin, or handicap/disability.

15. Miscellaneous: All decisions of the auctioneer are final as to methods of bidding, disputes among bidders, acceptable bidding increments and other matters that may arise before, during, or after the auction sale day announcements take precedence over any prior statements, printed material or advertising.

16. Broker Registration: Brokers/Agents must register their client by 5:00pm the business day before the auction via the Broker Registration Form. A percent commission of the high bid price will be paid to any properly registered broker whose client purchases real estate at the auction and closes in full. It is the responsibility of any agent representing a client to have completed and returned the Broker Registration Form by the published deadline. No registration forms will be accepted at auction.

Bidders Acknowledgement: I have received a copy of these terms and conditions understand them and agree to abide by them. I have received a copy of the agency disclosure brochure and understand that the auctioneer is the agent of the seller, and only the seller. I agree to the terms and conditions stated herein. Should I become the high bidder, I will sign the Purchase Contract and other documents as may be required. This document will become part of the non-contingent contract of sale to purchase the property described herein.

BY REGISTERING FOR THIS AUCTION YOU HEREBY AGREE TO THE TERMS AND CONDITIONS THEREIN



The Ligon Company
PO Box 4815, Rock Hill, SC 29732
Office: 803-366-3535
theligoncompany.com

BROKER REGISTRATION FORM

Broker Information

BROKER/AGENT: _____

COMPANY NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

REAL ESTATE LICENSE NUMBER: _____

BROKER LICENSE NUMBER: _____

PHONE: _____

FAX: _____

E-MAIL ADDRESS: _____

Client (Buyer/Bidder) Information

CLIENT NAME: _____

COMPANY NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

PHONE: _____

FAX: _____

E-MAIL ADDRESS: _____

PROPERTY DESCRIPTION:

Please refer to the Broker Participation Guidelines below for clarification and instruction.

BROKER PARTICIPATION GUIDELINES

- 1) A _____ (_____ %) commission of the high bid price will be paid to any properly licensed real estate broker whose client is the successful purchaser of the property (s) and who follows the guidelines as outlined below. This client must successfully close on the property(s) and must pay the total contract price for the property(s) in U.S. funds. Only the portion of this property that the buyer's broker is involved will a commission be paid to such broker.



The Ligon Company
PO Box 4815, Rock Hill, SC 29732
Office: 803-366-3535
theligoncompany.com

- 2). In order to be entitled to any commission, the broker must:
- A. Register his or her client by filling out the Broker Registration Form in full, including the signature of the client on the form.
 - B. Submit the Broker Registration Form via mail to: **The Ligon Company, Inc. PO Box 4815, Rock Hill, SC 29732** or via email (randyligon@theligoncompany.com) for **receipt before the deadline of _____, 2026 by 5:00pm.** Broker forms arriving after the deadline will not be honored. Broker registration forms sent anywhere other than the above address and email will not be honored.
 - C. Assist your client in filling out all pertinent data and forms to submit their bid.
 - D. Abide by the guidelines outlined herein.
- 3). The broker, by placing his or her signature below, certifies, agrees, and acknowledges that:
- A. The broker will not claim any exceptions to the procedures outlined in this document unless made in writing and signed by Seller.
 - B. No commission will be paid to any broker acting as a principal in the purchase of the property. An affidavit stating that neither broker, nor any of his employees or agents, nor any member of his immediate family is a principal will be required.
 - C. The broker's commission will be due at the final closing of the property(s) purchased by the broker's client after all consideration is paid in full.
 - D. Only the first registration of a prospective client will be accepted and honored.
 - E. The commission will be payable only at closing and will be disbursed by the escrow agent.
 - F. The broker will hold harmless and indemnify The Ligon Company, Inc. from any and all claims with regard to such commission.
 - G. The broker will be paid a commission only as set forth under these guidelines and only as pertaining to the specific property(s) being auctioned.
 - H. The broker will not receive a commission without the signature of the client on the Broker Registration Form.
 - I. The broker will be representing the buyer/bidder (client) listed above as his or her agent.
 - J. The broker is not a subagent of The Ligon Company, Inc. and represents his or her client (buyer/bidder) as a buyer's broker.
 - K. This form consists of two pages and the broker acknowledges that he/she has received all two pages.

Buyer / Bidder Signature: _____

Date: _____

Broker / Agent Signature: _____

Date: _____

OFFICE USE ONLY

Received and Accepted by The Ligon Company, Inc.:

Signature: T. Randolph Ligon, BIC Date Time