



**ORDINANCE NUMBER 31-2014**

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY  
AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE  
CITY OF GREER**

**WHEREAS**, the City of Greer received an interest in certain real property by deed dated March 15, 1993, and recorded July 30, 1993, in Deed Book 1524 at Page 628, and located on Forest Street within the city limits of Greer, County of Greenville, for the purpose of constructing a sidewalk.

**WHEREAS**, the above-referenced property conveyed to the City of Greer is described as a strip of land 4 feet wide and approximately 160 feet long (hereinafter "Greer property").

**WHEREAS**, the Greer property is adjacent to certain real property owned by James H. Benson and Evelyn C. Benson and known as Tax Map Number G014000502900 (hereinafter "Benson property").

**WHEREAS**, the legal description contained in the above-referenced deed into the City of Greer may be interpreted to mean that the City owns an interest in the Benson property.

**WHEREAS**, to resolve the ambiguity created by the above-referenced deed, it is necessary for the City to convey and release any and all interest in the Benson property by quit-claim deed.


**WHEREAS**, pursuant to S.C. Code § 5-7-40, municipality may convey or dispose of property it owns by Ordinance.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Greer, that the Mayor of the City is hereby authorized, empowered, and directed to execute,

acknowledge and deliver a quit-claim deed to convey any and all interest the City may have in the Benson property identified by Tax Map Number G014000502900.

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

**CITY OF GREER, SOUTH CAROLINA**

  
Richard W. Danner, Mayor

**ATTEST:**

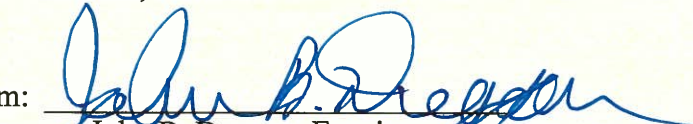
  
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: November 25, 2014

Second and  
Final Reading: December 9, 2014

Approved as to form:

  
John B. Duggan, Esquire  
City Attorney

---

TITLE TO REAL ESTATE

QUIT-CLAIM DEED

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEES ADDRESS: 106 KILGORE CIRCLE, SIMPSONVILLE, SC 29681

TMS#: PORTION OF G014000502900

---

KNOW ALL MEN BY THESE PRESENTS, that

**CITY OF GREER**, Grantor, in consideration of Ten and 00/100 (\$10.00) and no other consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, quit-claimed and released, and by these presents does grant, bargain, sell, quit-claim and release unto;

**JAMES H. BENSON and EVELYN C. BENSON** as Joint Tenants with Rights of Survivorship and not as Tenants in Common, Grantees;

All of Grantor's right, title, and interest if any, in and to that certain real property more particularly described as follows:

Any and all interest potentially received by the Grantor by deed of Charles E. Everett, Jr., recorded July 30, 1993 in Deed Book 1524 at Page 628 purporting to convey the following property: All that lot of land in the State of South Carolina, County of Greenville, in the City of Greer, consisting of a 4-foot wide strip of land adjacent to the westerly right-of-way (concrete curb) of Forest Street measuring approximately 160 feet in length. Such strip of land constitutes the most westerly four (4) feet of the property designated as follows on the Greenville County Tax Maps: 11-285-G14-05-029.

This being the same property potentially conveyed unto the grantor by deed of Charles E. Everett, Jr., recorded on July 30, 1993, in Deed Book 1524, Page 628, Greenville County ROD.

Tax Map #: Portion of G014000502900

The specific and limited purpose of this deed being to confirm ownership in the Grantees of the entire parcel of land described by Greenville County Tax Map # G014000502900 as of July 30, 1993 and received by Grantees from deed of Ameris Bank to James H. Benson and Evelyn C. Benson as Joint Tenants with Rights of Survivorship and not as Tenants in Common recorded October 4, 2011 in Deed Book 2394 at Page 4858, Greenville County records.

To have and to hold, all and singular, the premises, together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues, and profits thereof, unto Grantees, their heirs and assigns, forever.

WITNESS the grantor's (s') hand (s) and seal (s) this the 9<sup>th</sup> day of December, 2014.

SIGNED, sealed and delivered in the presence of:

[Signature]  
Notary  
[Signature]  
Witness

**CITY OF GREER**  
[Signature]  
By: Rick Danner  
Its: Mayor

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF GREENVILLE )

ACKNOWLEDGEMENT

I, Elizabeth Adams, a Notary Public of the County and State aforesaid, certify that the Grantor, by and through its authorized agent, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp this 9<sup>th</sup> day of December, 2014.

[Signature]  
Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

1524 628

FILED  
OCT 13 2014  
GREENVILLE

MAIL TO GRANTEE

STATE OF SOUTH CAROLINA ) DEED FOR SIDEWALK  
                                  ) AND  
COUNTY OF GREENVILLE ) RELATED EASEMENTS

GRANTEE'S ADDRESS: The City of Greer, 106 South Main Street,  
Greer, SC 29652

PREAMBLE

1. THE CITY OF GREER, Grantee herein, proposes to construct a 4-foot wide pedestrian sidewalk along the westerly side of Forest Street extending southerly from Wade Hampton Boulevard to Tremont Avenue;
2. Grantee requires fee simple title to such 4-foot wide strip, an adjacent "slope easement", and a temporary construction easement measuring 15 feet in width, adjacent to the proposed sidewalks;
3. The proposed improvements will add value to the Grantors' property, such that no monetary compensation is being paid for this conveyance;

NOW, THEREFORE, KNOW ALL MEN by these presents, that the undersigned Grantor(s), in consideration of the foregoing premises, has granted, bargained, sold and released unto THE CITY OF GREER, a South Carolina Municipal Corporation, Its Successors and Assigns forever:

ALL that lot of land in the State of South Carolina, County of Greenville, in the City of Greer, consisting of a 4-foot wide strip of land adjacent to the westerly right-of-way (concrete curb) of Forest Street measuring approximately 160 feet in length. Such strip of land constitutes the most westerly four (4) feet of the property designated as follows on the Greenville County Tax Maps: 614-05-029 A-D

11-285

Derivation: See Deed of Robert G. Jewell recorded in Deed Book 1093 at Page 795 in the R.H.C. Office for Greenville County.

7-50 1157

ALSO, Grantor(s) further grants and conveys such "slope easement" as may be necessary or desirable adjacent to the subject sidewalk for purposes of filling and/or regrading sloping areas, based upon existing topography, in such a way as to provide lateral support for the subject sidewalk.

3 1029

ALSO, a temporary easement for purposes of construction of a sidewalk on the subject 4-foot wide strip and adjacent grading and clearing. The construction easement shall be 15 feet in width adjacent to such 4-foot wide "sidewalk strip". This easement shall entitle Grantee, its contractors, agents, and/or employees, to enter the 15-foot wide strip with construction equipment and make such alterations as are deemed desirable by Grantee, its

X-10

1524 628

1584-030

contractors, agents, and/or employees to accomplish the intended result. This construction agreement shall terminate upon completion of the project.

WITNESS the Grantor's hand(s) and seal(s) this 15<sup>th</sup> day of March, 1993.

Signed, sealed and delivered in the presence of:

John R. Jay (SEAL)  
Charles E. Everett, Jr. (SEAL)  
Robert H. Smith (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville } PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named GRANTOR(S) sign, seal and as his act and deed, deliver the within written DEED FOR SIDEWALK AND RELATED EASEMENTS; and that the undersigned witness, with the other witness subscribed above, witnessed the execution hereof.

John R. Jay  
Witness

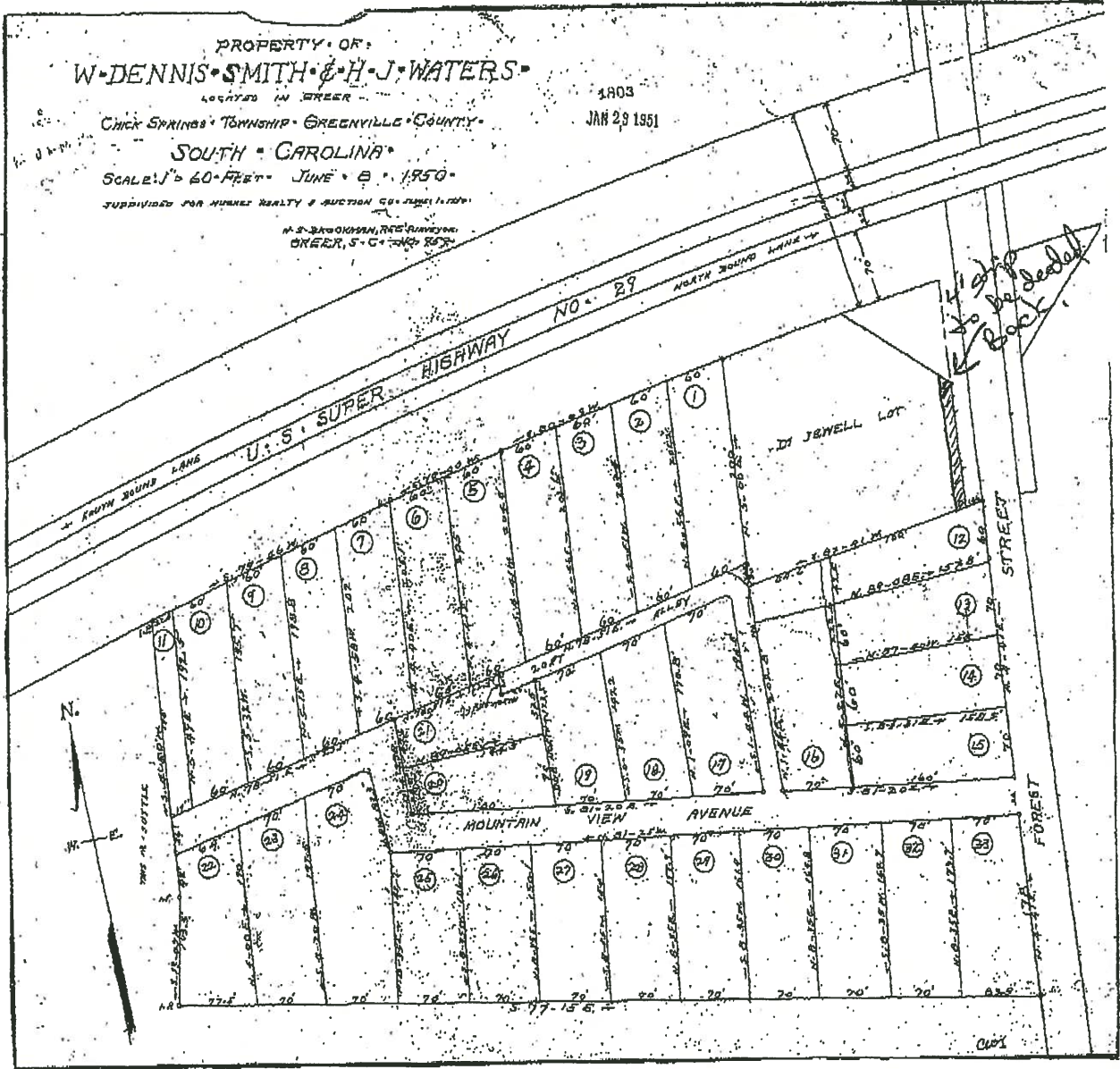
Sworn to before me, this 15<sup>th</sup> day of March, 1993.

Thomas E. Watson (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 7-25-2000  
Thomas E. Watson

50110

FILED FOR RECORD IN GREENVILLE  
COUNTY SC RMC OFFICE AT 11:48 AM  
07/30/93 RECORDED IN DEED  
BOOK 1524 PAGE 0628  
DCC 0 93050110

4328 MWZ



#1803 Filed Feb 23, 1951 at Greenville, S.C.  
 and recorded in Vol. 14 Page 62, 11/22/51  
 H. J. WATERS, REGISTERED SURVEYOR  
 Greenville, S. C.

G014000502900



PIN / Tax Map #	G014000502900	Jurisdiction	1
Owner Name	Benson Evelyn C (Jtwros)	Land Use	6800
Owner Name 2	Benson James H (Jtwros)	Legal Description	NONE
Mailing Address	106 Kilgore Cir	Subdivision	
City	Simpsonville	Site Address Number	501
State	SC	Site Address Street	WADE HAMPTON
Zip Code	29681	Sale Price	\$275,000
In Care Of		Fair Market Value	\$371,280
Previous Owner	Ameris Bank	Taxable Market Value	\$371,280
Deed Date	10/4/2011	Taxes	\$8,097.42
Deed Book	2394	Date Taxes Paid	NaN/NaN/NaN
Deed Page	4858	Estimated Acres	1.1
Plat Book		Square Feet	0
Plat Page	0	Number of Bedrooms	0
Tax District	285	Number of Bathrooms	0
Market Area	C00155	Number of Half Baths	0

*Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.*

Map Scale  
1 inch = 80 feet  
11/18/2014