

STATE OF SOUTH CAROLINA)	IN THE PROBATE COURT
)	
COUNTY OF LAURENS)	DEED OF DISTRIBUTION
)	(Real Property Only)
IN THE MATTER OF:)	NOT A WARRANTY DEED
MARILYN EPTING MERCHANT)	
(Decedent))	TITLE NOT EXAMINED BY WICKER & SENN, PA CASE NUMBER: 2024-ES-30-00244

The undersigned states as follows:

Decedent died on 11/11/2020; and probate of the Estate is being administered in the Probate Court for Newberry County, South Carolina, in File #2024-ES-36-00087.

I was appointed Personal Representative on 03/21/2024
Decedent owned real property described as follows:

Tax Map Number:

Street/Property Address: 308 Laurens Street, Joanna, SC 29301

Legal Description:

That piece, parcel or lot of land situate, lying and being in the Town of Joanna, County of Laurens, State of South Carolina, located on the Northwestern side of Laurens Street known as a Portion of Lot No.10-B of Property of Greenwood Mills, Joanna, South Carolina, Laurens County, as shown on plat thereof by Lewis C. Godsey, dated July 31, 1970, which plat is incorporated herein, and by reference made a part hereof. Said lot is more specifically described as follows:

BEGINNING at an iron pin, the Southwesterly corner of Lot No. 9-B, located in the Northwesterly right-of-way of Laurens Street; running thence along the Southwesterly line of Lot No. 9-B North 27 degrees 45 minutes West, 150.0 feet, to an iron pin in the Southeasterly line of Lot No. 23-B; thence along the line of Lot No. 23-B, South 62 degrees 15 minutes West, 30.0 feet, to an iron pin; thence, along a new line running through Lot No. 10-B, South 27 degrees 45 minutes East, 150.0 feet, to an iron pin in the Northeasterly right-of-way of Laurens Street; thence, along the Northwesterly right-of-way of Laurens Street, North 62 degrees 15 minutes East, 30.0 feet to the point of BEGINNING.

Being bounded on the Southwest by that portion of Lot No. 10-B not included in this conveyance; on the Northwest by Lot No. 23-B; on the Northeast by Lot No. 9-B; and on the Southeast by Laurens Street.

This conveyance is subject to the Declaration and Statement of Protective Covenants, Restrictions and Conditions applicable to "Property of Greenwood Mills, Joanna, South Carolina, Laurens County" which are recorded in Deed Book 133, at page 275 in the office of the Clerk of Court for Laurens County, South Carolina.

2024005842

OTHER DB
RECORDING FEES \$15.00
PRESENTED & RECORDED:

07-26-2024 02:21 PM

K MICHELLE SIMMONS
CLERK OF COURT
LAURENS COUNTY, SC
BY: CLERK 1 CLERK

BK: D 1834

PG: 17 - 19



ALSO:

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in Hunter Township, in the County of Laurens, State of South Carolina, in Town of Joanna, known and designated as Lot No. Nine (9) of the Joanna Heights Subdivision as more fully delineated on a plat prepared by Lockwood-Greene, Eng., Inc., of Spartanburg, SC, as by reference thereto will more fully appear, the said lot fronting on Laurens Street for a distance of Ninety (90') feet, more or less; and running back therefrom for a distance of One Hundred Fifty (150') feet; and having a width in the rear of Ninety (90') feet, more or less; the relocated branch being the property line in the rear of the Northern boundary of same and bounded on the North by said branch and other property, now or formerly, of Joanna Western Mills; on the East by Lot No. Eight (8); on the South by Laurens Street; on the West by Lot No. Ten (10) of said subdivision, on abovementioned plat, dated December 28, 1950, recorded in the office of the Clerk of Court for Laurens County, SC in Plat Book 3, at page 51. For further reference, see Deed Book 185, page 293, office of the Clerk of Court for Laurens County, SC.

This being the same property conveyed to Marilyn Epting Merchant by Deed of Distribution in the Estate of Essie Dickey Epting, recorded July 30, 2019 in the office of the Clerk of Court for Laurens County in Book D1459, at page 290.

This transfer is made pursuant to:

Decedent's Will

- Intestacy Statute: SCPC.62-2-103
- Private Family Agreement: SCPC 62-3-912
- Disclaimer by: ____
- Probate Court Order issued on ____
- Other: ____

In accordance with the laws of the State of South Carolina, the Personal Representative does hereby release all of the Personal Representative's right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiary named below:

Name: GREGG CROWDER
MERCHANT
Address: 1649 CROWDER ROAD
KINARDS, SC 29355

IN WITNESS WHEREOF the undersigned, as Personal Representative of the above Estate, has executed this Deed of Distribution, on this 22nd day of July, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: *Lisa R. Senn*

Print Name: Lisa R. Senn

Witness: *Patricia G. MacDonald*

Print Name: Patricia G. MacDonald

Estate of: MARILYN EPTING MERCHANT
Signature of Personal Representative: *Gregg Crowder Merchant*

Print Name: GREGG CROWDER MERCHANT

STATE OF SOUTH CAROLINA)
)
)

ACKNOWLEDGMENT

COUNTY OF NEWBERRY

I, Lisa R. Senn, Notary Public, a notary for the State of South Carolina do hereby certify that GREGG CROWDER MERCHANT, as Personal Representative of the Estate of MARILYN EPTING MERCHANT, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 22nd day of July, 2024.

Lisa R. Senn (SEAL)
(Signature of Notary Public)
Lisa R. Senn
(Print name of Notary Public)
Notary Public for State of SOUTH CAROLINA
My Commission Expires: 10/06/2033