

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Wesley L Brown, Jr, desiring to execute a limited power of attorney, have made, constituted and appointed and by these presents do make, constitute and appoint Robert M Brown, a resident of the State of North Carolina, my Attorney-in-Fact for me and in my name, place and stead to do and perform all acts concerning the sale of the property located at 7362 US-76, Laurens, SC 29360, which are necessary and advisable in the judgment of my said Attorney-in-Fact, and which I could do if personally present and acting, including each and every one of the following matters:

Sign, execute and deliver any and all documentation necessary to facilitate the sale of the property located at 7362 US-76, Laurens, SC 29360, including, but not limited to, title insurance documents, CD, settlement statement, 1099-S, Deed, and/or any other documentation required by the closing attorney as would be necessary to be signed by the seller of any real property in the ordinary course of business.

The authority of my Attorney-in-Fact under this Limited Power of Attorney shall not terminate upon my disability, and the authority granted by this Limited Power of Attorney is limited to the property at 7362 US-76, Laurens, SC 29360 and does not extend to other real or personal property.

The within Limited Power of Attorney will become effective on July 8, 2024, and expires on July 29, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, on the 1st day of July, 2024.

Wesley L Brown Jr
Wesley L Brown, Jr

SIGNED, SEALED, PUBLISHED and DECLARED by the above named Wesley L Brown, Jr as and for his/her Limited Power of Attorney, consisting of two (2) pages, in the sight and presence of us, who at his/her request and in his/her sight and presence and in the sight and presence of each other have hereunto signed our names as attesting witnesses on the 1st day of July, 2024.

Sammy S. Saffin
Witness #1

Loel Auth
Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

ACKNOWLEDGMENT

I, Loel Auth, do hereby certify that Wesley L Brown, Jr, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 1st day of July, 2024.

Loel Auth
Notary Public for Charleston, S.C.
My Commission expires: 7-17-2029

POA (Seller)

LAURENS COUNTY, SC	
2024005814	POWER OF ATTORNEY
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
07-26-2024	12:14 PM
BK:D 1833	PG:298-298

24-0692