

09-26-2018 11:24:14 AM

BK: RB 17200

PG: 368 - 370

DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC
BY: HEATHER CHAPMAN CLERK

2018041353

DEED	
RECORDING FEES	\$10.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00

****Re-Record:** This deed is being re-recorded to reflect the correct physical address of the subject property. The address was incorrectly cited as 301 Sharon Road, York SC, in Book 6981, Page 260, recorded 4-1-2005. This recorded correction is being made to cite 311 Sharon Road, York, SC, as the correct physical address.

YORK COUNTY ASSESSOR

Tax Map:

070-12-07-005

Date: 09/26/2018

STATE OF SOUTH CAROLINA)

)

TITLE UNDER ORDER OF COURT

COUNTY OF YORK)

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, in an action in the Court of Common Pleas for York County entitled: Mortgage Electronic Registration Systems, Inc., as nominee for Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc., Plaintiff(s) vs. Jennifer Ann Battle, individually, and as personal Representative of the Estate of Mozell R. Currence, Gregory D. Currence, individually and as Personal Representative for the Estate of Hayward Russell Currence, Hayward R. Currence, Jr., Audrey Currence, and any other Heirs, Devisees, Personal Representatives, Successors, assigns, Spouses and Creditors and all others claiming any right, title or interest in the real estate known as **311 Sharon Road, York, SC**, any unknown adults and persons in the Military Service of the United States of America being a class designated as John Doe, and any unknown minors or persons under legal disability being a class designated as Richard Roe, and Wachovia Bank, N.A., successor by merger to First Union National Bank, Defendant(s), **Case Number 2004-CP46-1885**, and pursuant to an Order of Judgment of Foreclosure and Sale dated February 7, 2005, it was decreed that the property hereinafter described should be sold by the Master In Equity for York County, on the terms, and for the purposes set forth in the aforementioned Order, as particularly set forth therein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that, I, the undersigned Master In Equity for York County, pursuant to the aforementioned Order, and in consideration of the sum of Seventy Thousand Dollars and No/100 (\$70,000.00) to me in hand paid by **JOHN RAWLINSON AND GERALDINE RAWLINSON**, hereinafter Grantee(s), in accordance with the terms of said sale and applicable law, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said Grantee(s), in accordance with the interest specified above, their successors and assigns forever, the following described real estate:

All that certain piece, parcel or tract of real property with any and all improvements that might be situate and located thereon containing 1.07 acres more or less and lying on the southern side of SC Highway No.49 in the southern part of the city of York, South Carolina, and being set forth, shown and described on a plat of survey entitled "Property of Hayward R. Currence and Mozelle R. Currence: prepared by John Quinn Hall and dated April 8, 1988 and to be recorded in Plat Book 90 at page 102, R.M.C. Office for York County South Carolina. According to said plat, said 1.07 acre tract is described by metes and bounds as follows: Beginning at a corner and

iron on the southern edge of SC Highway No. 49 and being the northwestern most corner of said tract as touches on said highway; thence N. 83-41-14 E. 150.00 feet more or less to corner and old iron; thence S. 06-09-20 E. 427.42 feet more or less to a new iron on property line now or formerly of W. G. White., Jr., Estate; thence N. 38-37-24 W. 332.00 feet more or less to corner and new iron; thence N. 81-32-33 E. 28.65 feet more or less to corner and old iron; thence N. 06-18-46 W. 145.81 feet more or less to the beginning corner.

SUBJECT TO ASSESSMENTS, YORK AD VALOREM TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTION OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TMS#: 070-12-07-005

ADDRESS OF GRANTEE(S): 302 Sharon Road, York, SC 29745

TOGETHER with all and singular, the hereditaments, rights, members and appurtenances whatsoever to the said property belonging, and also any and all estate, title, interest, or claim therein whatsoever of all parties to the aforementioned action, and of all other persons who might rightfully claim the same or any part thereof, by, from, or under them, or either of them;

TO HAVE AND TO HOLD all and singular the above-described premises unto the Grantee(s) its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as Master In Equity for York County, South Carolina, this 20th day of September, 2018.

Signed, Sealed and delivered
in the presence of:

Robert A. Keener

Jon C. Bruner

Feasa K. Weaver (SEAL)

Feasa K. Weaver
Master-In-Equity for York County

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

PERSONALLY appeared before me Robin L. Krecek, who first being duly sworn, deposes and say that she saw Teasa K. Weaver, Master-In-Equity for York County, sign, seal and as his act and deed, deliver the within Written Deed; and that (s)he with Joan C. Burrell witnessed the execution thereof.

SWORN to before me this
26th day of September, 2018



Joan C. Burrell (L.S.)

Joan C. Burrell
Printed Name
Notary Public for South Carolina
My commission expires: 7-26-2026

Derivation: This being the identical property conveyed to the Grantor by Deed Book 1027, Page 288, executed/ dated 4-18-88 and recorded on 6-2-88, in the York County R.O.D.