



A G E N D A
OCONEE COUNTY
CONSERVATION BANK BOARD
September 21, 2021

9:00 AM

Oconee County Administrative Offices
Council Chambers, 415 South Pine Street, Walhalla, SC

1. Call to Order
2. Approval of Minutes
 - August 10, 2021
3. Treasurer's Report
 - July 2021 [*Community First Bank & Local Government Investment Pool*]
 - August 2021
4. Fundraising and Public Relations Reports [*to include Vote and/or Action on matters brought up for discussion, if required*]
5. Discussion Items [*to include Vote and/or Action on matters brought up for discussion, if required*]
 - Discussion and/or action regarding Crawford Mill Application
 - Discussion and/or action regarding OCCB letters of support
 - Discussion and/or action regarding amendment of OCCB Ordinance
 - Discussion and/or action regarding amendment of OCCB Policy 0002
 - Update on approved projects [Whetstone Creek Preserve/Lyles Estate, Peggy Moore, Taychoedah, & Whetstone Hill]
6. Adjourn

There will not be any Public Comment session at this meeting.

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers.
ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council, Committee, Board & Commission meeting schedules, agendas are posted at the Oconee County Administration Building & are available on the County Council Website.

BOARD MEMBERS

Andrew Smith, Chairman, District II	Emily Hitchcock, Vice-Chairman, At-Large
Laura Havran, Treasurer, District I	Ryan Keese, Secretary, District III
Nicholas Gambrell, District IV	Scuddy Walker, District V
Charles VanOver, At-Large	

OCONEE CODE OF ORDINANCES

Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not pre-empted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

Meeting means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
 - (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
 - (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
 - (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
 - (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
 - (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
 - (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
 - (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.
- (d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: July 31, 2021

Month Opening Balance	\$4,920.00
DEPOSITS	
Deposit	\$10,000.00
EXPENDITURES	
TOTAL EXPENDITURES	\$15.00
BALANCE IN ACCOUNT	
AS OF PERIOD ENDING DATE	\$14,905.00

Report Submitted by: _____

Laura Havran
Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report

Community First Bank Account: *****183

Period Ending: AUGUST 31, 2021

Month Opening Balance	\$14,905.00
DEPOSITS	
Deposit	\$18,099.00
EXPENDITURES	
TOTAL EXPENDITURES	\$0.00
BALANCE IN ACCOUNT	
AS OF PERIOD ENDING DATE	\$33,004.00

Report Submitted by: _____
Laura Havran
Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report
Local Government Investment Pool

Period Ending: July 31, 2021

Month Opening Balance	\$344,460.01
DEPOSITS	
Reinvestments [Interest]	\$31.82
EXPENDITURES	
	\$10,000.00
BALANCE IN ACCOUNT AS OF PERIOD ENDING DATE	\$334,491.83

Report Submitted by: _____
Laura Havran
Oconee County Conservation Bank Board Treasurer



OCONEE COUNTY
CONSERVATION BANK BOARD

415 South Pine Street
Walhalla, SC 29691
c/o Clerk to Council

Treasurer's Report
Local Government Investment Pool

Period Ending: August 31, 2021

Month Opening Balance	\$334,491.83
DEPOSITS	
Reinvestments [Interest]	\$29.28
EXPENDITURES	
	\$17,999.00
BALANCE IN ACCOUNT AS OF PERIOD ENDING DATE	\$316,522.11

Report Submitted by: _____
Laura Havran
Oconee County Conservation Bank Board Treasurer



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

To be completed pursuant to the
OCCB Ordinance and OCCB Board Policies No. 0001 and 0003

Send Completed Application to:

Oconee County Conservation Bank Board
c/o Clerk to Council
via email to: ksmith@oconeesc.com

Application Deadlines: April 1, August 1, November 1

SECTION I - General Property/Project Information

General Information

Property/Project Name: Crawford Mill

Property Address or Description of Location: Tax map numbers 335 00 02 026

335 00 02 022 Please see maps for location details 17285 South Hwy 11 Fair Play SC 29643

Acquisition type: Fee Simple or Conservation Easement

Total monetary amount requested: \$ 29,999.00

Conservation Value of property? \$ 300,000.00

Attach a certified appraisal or an explanation of the basis for the Conservation Value. S1-A

Landowner

Name William C. Keese

Mailing Address 33 Everleigh Court Simpsonville SC 29681

Email Address [REDACTED]

Cell Phone [REDACTED]

Work Phone () _____

Home Phone () _____

Eligible OCCB Recipient ("Applicant") Seeking Funding

Name of Organization Foothills Farmstead LLC

Mailing Address 158 Grant Road Westminster SC 29693

Contact Name Alex Vassey

Contact Email Address [REDACTED]

Contact Cell Phone [REDACTED]

Contact Work Phone () _____

Organization EIN 82-0943477

Property Information

Parcel ID or TMS#: 335 00 02 026 335 00 02 022

Plat Reference (Plat Book/Page) S1-B1: _____

Deed Reference (Deed Book/Page) S1-B1: _____

Current Zoning Classification: zone free

Total Acres: 40.09

Total Acres Forested: 22.15

Total Acres Cleared/Open/Pasture: 17.94

Total Acres Wetlands: none

Creeks and/or Rivers – Names, Length, Width: Fair Play Creek
approximately 1680 feet free flowing stream through the property

Total Acres Farmed – List Farm Type, e.g. livestock, row crop: _____
22 acres in pine and hardwood 17 acres in hay

Is project acreage part of larger parcel? If so, what is larger parcel acreage: _____

Unique characteristics of property (may be submitted as part of Applicant’s narrative):
The property is part of a revolutionary land grant to the Crawford Family, A mill once stood at the bottom
shoals of the creek before it exits the property. There is a native American petroglyph site along
the creek side

Show location of property on County Map S1-B2 and show location on other pertinent documents such as plat, USGS map, etc. S1-B3.

Section II - Mandatory Requirements/Submissions

1. Applicant's Requirements - by signing below the Applicant confirms that to the best of the Applicant's knowledge and belief all answers in this Application are accurate:

- a. Applicant certifies that it notified all adjoining landowners within 5 days of submission of the application that:
- i. The Applicant is applying for funding from the OCCB and
 - ii. The adjoining landowners have 30 days to submit comments to the OCCB regarding the application. *Attach a list of the adjoining landowners and addresses. S2-A1*

yes no

Failure to meet the above requirement will require the application to be returned to applicant for correction and resubmission.

- b. Applicant agrees that OCCB funds may not be used for endowments, monitoring, staffing, management, planning, or any costs not associated with the purchase.

yes no

- c. Applicant acknowledges that, if no appraisal is attached and the Applicant is awarded a grant, a certified appraisal establishing the Fair Market Value of the Conservation Value and Property must be submitted within 12 months of Oconee County Council approval and that the award shall be 10% of the Conservation Value in the Appraisal or that the OCCB awarded, whichever is less.

yes no

- d. If this is a fee simple acquisition project, Applicant agrees to be bound by the Grant Agreement and the language required in OCCB Policy No. 0003, Grant Procedures in the deed.

yes no

- e. Is this a small grant application as defined in OCCB Ordinance Section 2-404(c)(3)d. and OCCB Policy No. 0003, Grant Procedures? To be a small grant application the request must be at least \$1 less than either \$30,000 or 10% of the Conservation Value, whichever is smaller.

yes no *If no, Applicant agrees to submit a certified environmental hazard assessment. S2-A5*



Signature of Applicant

07/01/21

Date

2. Landowner's Requirements*: *by signing below the Landowner confirms that to the best of the Landowner's knowledge and belief all answers in this Application are accurate, in addition:*

a. Is Landowner committed to placing a Conservation Easement on the property or to conveying title to the property to the Applicant with OCCB deed restrictions if a grant of OCCB funds is approved?

yes no

b. Landowner certifies that the Applicant notified Landowner in writing:

- i. that the property interest purchased with OCCB funds will result in a permanent conveyance of such property interests from the Landowner to the Applicant, and
- ii. that it may be in the Landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.

c. Does Landowner agree to allow inspection by the OCCB of the property and project being presented for OCCB funding?

yes no

d. Are there any existing liens, mortgages, or other encumbrances, such as easements, restrictive covenants, etc., that currently exist on the property?

yes no

If yes, attach a list of the encumbrances. S2-B4a.

If this is an application for the funding of a Conservation Easement and there is a mortgage, the Landowners must submit documentation showing that Applicant or Landowner has notified each lender in writing that if OCCB funding is awarded, the mortgage will be subordinate to the Conservation Easement. S2-B4b.

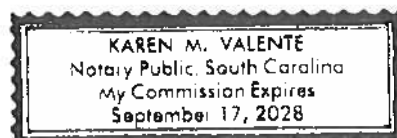
William C Keese
Signature of Landowner

7/16/2021
Date

Sworn and subscribed this 16th day of July 2021.

Karen M. Valente
Notary Public for
My Commission expires: MY COMMISSION EXPIRES SEPTEMBER 17, 2028

* May be submitted as Landowner's notarized affidavit.



Section III - Applicant and Project Information

1. Applicant Information - Type of Organization seeking funding. Check one:

- Oconee County
- Municipality located in Oconee County
- Oconee County agency or commission whose mission relates to land conservation
- Public Charity having tax-exempt status under IRS Code of 1986
- Federal, State, or local agency operating for natural protection, land conservation, or historical preservation purposes

2. Entity that will be responsible for managing the land

Name Foothills Farmstead

Mailing Address 158 Grant Road Westminster SC 29693

Contact Name Alex Vassey

Contact Email [REDACTED]

Cell Phone [REDACTED]

Work Phone ()

3. Entity that will be responsible for enforcing conservation easement or deed restrictions and grant agreement.

Name Oconee Soil and Water Conservation District

Mailing Address 301 West South Broad Street Walhalla SC 29691

Contact Name Eddie Martin

Contact Email [REDACTED]

Cell Phone [REDACTED]

Work Phone ()

4. Applicant Information

- a. How will you be able to complete the project and secure additional funding to acquire the designated property interests? *Attach additional sheet if necessary.*

S3-D1

Foothills Farmstead is applying for funding from The South Carolina Conservation Bank for an amount of 275,000 and funds from Upstate Forever to complete the bargain purchase price for the property

- b. How many total acres of land have you conserved in:

0 South Carolina 16 Oconee County Other

We are partnering with Oconee Soil and Water Conservation District who protects over 2700 acres

- c. Briefly describe the lands your organization has preserved in this State and County, include size, location, and method of preservation.

The Foothills Farmstead has a thirty year lease with an option to renew on 16 acres owned by Oconee County. The paramaters of the lease instruct The Foothills Farmstead to create a living history working farm circa 1925 on site. The main farmhouse is being reconstructed on site and five other buildings are scheduled after completion of the farmhouse.

- d. Explain how the Conservation Easement and/or deed restrictions on the protected land will be enforced. *Attach additional sheet if necessary.* S3-D4

Oconee Soil and Water Conservation District has a strict monitoring program which monitors the easements at least yearly, correcting any non-prescribed uses not allowed in the conservation easement

5. Land Management Information

- a. Please describe the financial resources and qualifications of the managing entity. *Attach additional sheet if necessary.* S3-E1

- b. Does the Applicant or Landowner have a conservation land management plan for this project? *If so, attach the plan or a summary of the plan. If no, please describe the uses to which the property will be put and how they will conserve the property.* S3-E2

yes

no

Plans are to reconstruct a mill on site, have demonstration farm areas, and a protection area for

Section IV - Conservation Criteria

1. Environmental Sensitivity

a. Does the property contain or adjoin wetlands?

yes no

If yes, attach documentation, such as GIS using NWI or USFWS; regarding the wetlands, wetland delineation, or certification by USACOE or NRCS. S4-1a

b. Does the property contain or adjoin a USGS Blue Line Stream or Lake?

yes no

If yes, provide a USGS topographic map showing such stream or lake in relation to property. S4-1b

c. Does the property contain or adjoin Water Classified as:

- (i) Outstanding Natural Resource Water
 (ii) Outstanding Resource Water
 (iii) Trout Water

If yes, provide evidence of classification by SC DHEC. S4-1c

d. Does the property currently contain threatened or endangered species?

yes no

If yes, attach certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species or likelihood of existence on the property. S4-1d

e. Does the property currently contain habitat suitable for threatened or endangered species?

yes no

If yes, attach documentation by SC DNR, NRCS, USFS or other qualified professional providing evidence of the habitat suitability for specific species. S4-1e

f. Does the property currently contain native wildlife species or habitat suitable for native wildlife species?

yes no

If yes, provide evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property or of habitat suitability for such species. S4-1f

g. Does the property contain special or concentrated biodiversity? *If yes, please provide evidence of the biodiversity on the property, such as photographs, species list, or narrative description. S4-1g*

yes no

h. Does the property currently contain a unique geological feature?

yes no

If yes, provide a description and evidence of geological feature(s). S4-1h
Photos fo the petroglyphs from the site are attached

2. Does the property share a boundary with Protected Land?

yes no

If yes, describe the Protected Land and present a legible map showing such Protected Land in relation to the property. S4-2a

If yes, what percentage of a boundary is shared with such Protected Land?

1%-25% 26%-50% > 50% 100%

3. Does the property contain any of the following pre-historic or historic features or designations? Check those in a – e that apply.

a. Listing on the National Historic Register? *Provide a letter or other evidence from the Department of the Interior demonstrating such listing. S4-3a*

b. Eligible for listing on the National Historic Register? *Provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility. S4-3b*

c. Contains historic or pre-historic structures? *Provide evidence in the form of photographs and a description of the reason the structure(s) are considered historic or pre-historic. S4-3c*

d. Contains a site(s) of historic or pre-historic significance without a structure? *Provide evidence in the form of photographs and a description of the reason the site(s) are considered historic or pre-historic. S4-3d*

The site contains native American petroglyphs currently concealed by vegetation and falling debris to protect the artifacts from vandals and excessive weathering. The area will be offered protection by kiosk once secured by the purchase. Pictures attached

e. Location of an Historic Event? *Provide a description and evidence of the event. S4-3e*

f. Is this an application for a solely cultural or historic site?

yes no

If yes, submit documentation describing the significance of the site and the preservation plans; plans to restore the property, provide public access, and provide signage related to the cultural or historical significance, etc. S4-3f

4. Does the property contain soils classified as Prime or Important by the State of South Carolina?

yes no Less than 10%

If yes, what percentage of the property contains soils classified as Prime or Important by the State of South Carolina?

30%-44% 45%-59% 60%-75% >75 %

If yes, provide a legible soil overlay map showing such Prime or important soil types upon the property. S4-4b

5. Is the property farmland as defined under one or both of following criteria?

- a. Actively Farmed - Provide documentation that the property has been farmed for the last five years, such as copies of filed IRS Forms Schedule F or documentation demonstrating that the landowner has produced significant agricultural products. S4-5a
- b. Future Plans - Provide documentation explaining the extent to which the proposal will keep the property in farmland or wooded land. S4-5b

6. Is the property visible to the public from one of the following?

- a. Public road? yes no
- b. Public land? yes no

If yes, provide supporting documentation. S4-6

7. Does the property provide one of the following?

- a. Scenic View from the property? yes no
- b. Maintain Scenic Nature of the County? yes no

If yes, provide supporting documentation. S4-7

8. Does the proposal for the conservation project on the Property allow for the following? See OCCB Policy No. 0003 for definitions.

- a. Limited Access by the public to the property? yes no

If yes, provide supporting documentation. S4-8a

- b. Unlimited Access by the public to the property? yes no

If yes, provide supporting documentation. S4-8b

9. Location of Property.

- a. Proximity to Protected Lands: Property is located within the OSCWD area of concern and is near several other protected parcels Provide supporting documentation. S4-9a

b. Proximity to municipality or community: 3.3 miles to Fair Play 12 miles to Seneca
_____ Provide supporting documentation. S4-9b

10. Is there a threat of development?

yes no

If yes, provide documentation or a detailed narrative description of the threat. S4-10

The property is less than five miles from the SC Visitors Center on Interstate 85. A tremendous push by county and state governments for development of the I-85 corridor has been going on for years. A tract of this size with the historic aspects contained therein would be picked up immediately if placed on the open market.

11. What is the approximate acreage of the property to be conserved?

40.09 Acres

Provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation. S4-11

12. What, if any, is the potential positive or negative impact on water quality to wetlands or other water bodies not on the property?

The stream is part of the watershed that drains into Lake Hartwell, a reservoir used as a resource for drinking water. By conserving the area around this stream and keeping it farm and forest it will help reduce runoff and possible other contaminants from flowing with the creek. The farm uses for the fields plan no spray or additional fertilizers that would cause pesticide run off.

13. Attach a narrative description of the intended plans for the property, including the specific requirements that will be in the Conservation Easement or Deed, and how they will be accomplished. Include plans, such as restoration plans, commitments for future public access, and stream buffers for the property not already addressed in this Application. S4-13

Section V - Financial Criteria

1. Provide a narrative description to verify that the entity obligated to enforce the Conservation Easement or deed restrictions has the financial resources to enforce the easement or restrictions. If Applicant fails to provide sufficient information, the Board will not recommend Council award a grant. S5-1

2. What percent of Conservation Value is being requested from the OCCB?

a. Conservation Value	\$ <u>300,000.00</u>
b. OCCB Request	\$ <u>29,999.00</u>
c. Percent	<u>.099</u> % (b ÷ a x 100%)

3. Describe any committed, applied for, or potential matching funds and known or predicted timeline for receipt of matching funds, including landowner donation or a bargain sale by seller.

Closing for the property will be set up immediately when funds have been totally secured. SCCB will meet in the next quarter to approve funding for projects supplied by their July 31 deadline. We are confident this project will rank highly in the funding criteria. Upstate Forever has been approached about this project and has funding available for use in Oconee county. We will be applying for support from these two organizations

4. Describe partnerships, management agreements, management leases, or other joint efforts that will help this project succeed.

Foothills Farmstead has a management agreement with Lake Hartwell Country, formerly The Pendleton Historic District to provide supplemental manpower to run the property once the purchase has been made and the site has been prepped to accept visitors from the public. LHC already has two sites which they provide docents and management for, The Bart Garrison Agricultural Museum of SC, and the Historic Iron Oak Barn event center in Pendleton SC

5. How does the proposal present a unique value opportunity in that it protects land at a reasonable cost?

a. \$ <u>748</u>	Cost per acre of OCCB funds
b. \$ <u>14966</u>	Fair market value per acre
c. <u>.049</u>	% (a ÷ b x 100 = <u>4.99</u> %)

6. Describe other ways that the project could provide economic benefits to Oconee County.

With its proximity to the I 85 corridor, South Carolina Visitors Center, Lake Hartwell State Park and other state and county parks near by, and the connection to the Agricultural Museum of South Carolina and Lake Hartwell Country which is a marketing entity for South Carolina, once completed Crawford Mill could be a major tourism draw for the county.

OCCB Application Attachment List (Each attachment must reference section and question to which it applies.)

Check	Reference	Title	Required
✓	S1-A	Certified appraisal or explanation of basis for Conservation Value	X
	S1-B1	Legal Description of the property	
✓	S1-B2	Location on County Map	X
	S1-B3	Surveys, USGS maps, directions, county locator map, etc.	
✓	S2-A1	Adjoining landowners notification: landowners and addresses list	X
	S2-A5	Certified environmental hazard assessment	
	S2-B4a	List of liens, mortgages, or encumbrances, etc.	
	S2-B4b	Mortgage lender notification: subordinate to CE	
	S3-D1	Project Completion and additional funding plans	
	S3-D4	Conservation Easement/deed restriction enforcement plan	
✓	S3-E1	Qualification of Managing Entity	
✓	S3-E2	Land Management Property Plan	
	S4-1a	Wetland certification	
✓	S4-1b	USGS Blue Line Stream or Lake documentation and map	
	S4-1c	SC DHEC Water Classification	
	S4-1d	Threatened or endangered species certification/evidence	
✓	S4-1e	Habitat suitability certification/evidence	
✓	S4-1f	Native wildlife species or habitat certification/evidence	
	S4-1g	Biological diversity evidence	
	S4-1h	Geological feature evidence	
	S4-2a	Protected Land Map relationship	
✓	S4-3 a-e	National Historic Register or Pre-historic structures/site evidence	
	S4-3f	Solely Cultural or Historic Site documentation	
✓	S4-4b	Soil overlay map of Prime or important soils types	
	S4-5 a-b	Actively Farmed documentation or plans/proposal	
	S4-6	Property visibility to public documentation	
✓	S4-7	Scenic View documentation	
	S4-8 a-b	Limited or Unlimited Access to Property documentation	
✓	S4-9 a-b	Location of Property supporting documentation	
	S4-10	Threat of development documentation or narrative	
✓	S4-11	Property size documentation: surveys, tax or deeds information	Deeds included in appraisal
✓	S4-13	Narrative of property plans <i>included in S3-E2</i>	
✓	S5-1	Enforcement Party financial resources documentation	X

Appraisal of
Land & Improvements
Crawford Mill Farm
518 Rock Creek Drive
Fair Play, South Carolina 29643



Restricted Appraisal Report

Prepared for
Mr. William C. Keese
33 Everleigh Court
Simpsonville, South Carolina 29681

Date of Inspection/Valuation
April 28, 2021 – As Is

Prepared by
Allen D. McCravy, MAI
Stone & Associates
1100A Rutherford Road
Greenville, South Carolina 29609



STONE & ASSOCIATES

1100A RUTHERFORD ROAD • GREENVILLE, SC 29609
TEL. (864) 232-3051 • FAX (864) 232-3053 • E-MAIL amccravy@stoneandassoc.com

June 1, 2021

Mr. William C. Keese
33 Everleigh Court
Simpsonville, South Carolina 29681

Subject: Land & Improvements
Crawford Mill Farm
518 Rock Creek Drive
Fair Play, South Carolina 29643

Dear Mr. Keese:

This restricted appraisal report is intended to comply with the reporting requirements set forth under STANDARD 2 of the Uniform Standards of Professional Appraisal Practice and Advisory Opinions (2020 - 2021 Edition) for a restricted report. As such, it includes limited discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report.

At your request, I have prepared a restricted appraisal report of the above referenced property. The subject site contains an aggregate of 40.09 acres, or 1,746,320 square feet, and is along the eastern side of SC Highway 11, and along the eastern and western sides of Rock Creek Drive. The property is just north of Lake Hartwell and approximately 2.0 miles north of Interstate 85. The subject is within the general community of Fair Play, Oconee County, South Carolina. The physical address is 518 Rock Creek Drive, Fair Play, South Carolina 29643, and the subject is further identified on Oconee County Tax Maps as Parcel Numbers 335-00-02-022 and 026. The subject is referred to as Crawford Mill Farm.

The subject tract includes frontage along SC Highway 11 and Rock Creek Road. The tract descends off of road grade, but includes gently rolling topography for the remainder of the tract. The tract is primarily wooded, but includes some open cleared areas around the improvements and some areas surrounding the creek. The subject property is bisected by Fair Play Creek and includes two small waterfalls. The property includes partial remains of a late 1700s grist mill, which are located near one of the waterfalls. The subject tract is serviced by well water, as well as public water, and septic tank.

Mr. Keese
June 1, 2021
Page Two

The subject tract is improved with a caretaker's house, as well as a main single-family residence. The one-story caretaker's house consists of approximately 1,056 square feet of gross living area and is wood frame with T-111 siding exterior. The structure includes a gable style metal roof and is improved with a wood deck along a portion of the northern and eastern elevation. This building includes a den area, kitchen, two bedrooms, and full bathroom. The interior includes paneling along the walls, with carpet and vinyl for the floor covering. This structure was built on an old mobile home foundation.

The single-family house consists of one and partial two stories, with approximately 850 square feet of gross living area. The house has wood siding exterior and a gable style metal roof. The house includes a wood porch along one elevation. This building includes a den area, living room, kitchen, two bedrooms, and one and a half bathrooms. The interior includes wood, ceramic tile, and carpet floor covering, with textured sheetrock ceilings and sheetrock walls. This structure is approximately 10 years old.

The purpose of this appraisal is to estimate the as is market value¹ of the fee simple estate² of the subject property as of the date of inspection, which was April 28, 2021.

This appraisal report has been prepared for the exclusive benefit of the client, Mr. William C. Keese, as well as Oconee Soil & Water, and Upstate Forever as additional intended users. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report without the preparer's written consent does so at his or her own risk. It is my understanding that the purpose of this report is to assist the client with establishing the market value for internal decision making and potential sale.

History

335-00-02-022

According to current courthouse documents, the owner of record for the subject property is listed as William C. Keese who acquired the property from Clinton A. & Shirley I. Miller for a consideration of \$65,000 on March 16, 2005. The deed to this transaction is recorded in the Oconee County ROD Office in Deed Book 1468, beginning at Page 13. A copy of this deed can be found in the Addenda section of this report.

335-00-02-026

According to current courthouse documents, the owner of record for the subject property is listed as William C. Keese who acquired the property from Deryl C. Keese for a consideration of \$5.00 love and affection on November 30, 2004. The deed to this transaction is recorded in the Oconee County ROD Office in Deed Book 1384, beginning at Page 353. A copy of this deed can be found in the Addenda section of this report.

Nothing has been provided to indicate the subject property is currently listed for sale or is under contract.

¹ The Dictionary of Real Estate Appraisal, 6th Edition. Chicago: The Appraisal Institute, 2015.

² The Dictionary of Real Estate Appraisal, 6th Edition. Chicago: The Appraisal Institute, 2015.

Mr. Keese
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Page Three

Highest and Best Use

As Though Vacant

The size, shape, and topography affect the uses to which land may be developed, and the utility of a parcel of land often depends on its frontage and depth. The subject site contains a total land area of 40.09 acres. This land area will accommodate a variety of medium to larger sized land uses. The overall contour of the subject site is considered to be descending from road grade, but gently rolling. Utilities available to the subject site include water, septic, electricity, and telephone service. The subject tract maintains an irregular shape with good overall utility. The subject site possesses the needed physical characteristics to optimally reach its highest and best use.

The subject property is currently unzoned by Oconee County. The subject neighborhood is along SC Highway 11 and includes a mixture of light industrial, residential, commercial and various other land uses. Based on the influence of Lake Hartwell, and the demand for residential in the surrounding area, it is deemed that it would be financially feasible to develop the tract with a residential related use. With consideration given to the general make-up of the area, the size of the subject tract, the appeal of the physical amenities, and the current lack of zoning, the maximally profitable use that would provide the greatest return to the land, would be as a residential related use.

As Improved

The improvements to the subject site, as stated previously, consist of two single-family structures. The existing improvements are considered to be consistent with the highest and best use of the subject tract and provide contributory value to the underlying land.

Valuation

As discussed, the purpose of this analysis is to provide a value for the 40.09 acres of land; as well as the contributory value of the residential structures. The sales comparison approach has been performed for value of the land area. Additionally, the cost approach has also been performed to establish contributory value of the existing residential structures.

Cost Approach

Direct costs include both the site and building improvements. Using costs from Marshall Valuation, the total site improvements are estimated to be \$25,000. The estimated cost of the building improvements is \$217,659. Adding the estimated cost of the site improvements and building improvements results in a total direct cost of \$242,659. The indirect costs are added to the direct costs as well as an entrepreneurial incentive of 12% has been added. I have applied depreciation via the breakdown method; this results in a total contributory value for the improvements of \$260,000. Refer to the following pages for the cost approach.

Mr. Keese
June 1, 2021
Page Four

Site Valuation (40.09 Acres)

To determine a value indication for the 40.09 acres of land, the sales comparison approach has been performed. Five comparable land sales have been included. All of these sales are in Oconee County (Fair Play area) and are considered to share similar physical and locational characteristics as the subject, as well as a similar highest and best use.

After making the necessary adjustments, the price per acre indications range from a minimum of \$6,813 to a maximum of \$8,708. The mean and median indications are \$8,048 and \$8,433 per acre, respectively. Considering all of the land sales, and the appeal of the subject tract, a price per acre indication for the subject of \$8,500 is considered reasonable.

Multiplying 40.09 acres by \$8,500 results in a value indication for the underlying land of \$340,765. To this, I have added the contributory value of the improvements, which results in a total rounded value of **\$600,000**.

After analyzing the subject property and its market and considering the various factors entering into the appraisal analysis, including the Assumptions and Limiting Conditions contained in the attached report, it is my opinion that the as is market value of the fee simple estate of the subject property, as of April 28, 2021, is:

Land & Improvements
Six Hundred Thousand Dollars
(\$600,000)

The appraisal analysis, opinions and conclusions were developed and this appraisal report has been prepared in conformance with (and the use of this report is subject to) all regulations issued under Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Uniform Standards of Professional Appraisal Practice and Advisory Opinions (USPAP) 2020 - 2021 Edition as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

I certify that I have the experience and knowledge to competently complete an appraisal of this type, and have made other appraisals of similar properties in the past. I further certify that an inspection of the subject property was performed Allen D. McCravy, MAI.

The employment of the appraiser was not conditional upon the appraiser producing a specified value or a value within a given range. Future employment prospects are not dependent upon the appraiser producing a specified value. Employment of the appraiser and the payment of the fee are not based on whether a loan application is approved or disapproved.

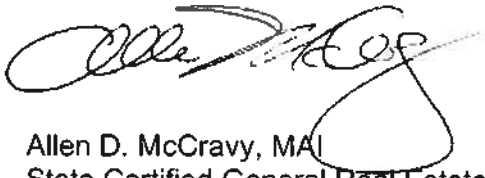
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Mr. Keese
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Page Five

I appreciate the opportunity to be of service. If you have any questions or require any additional information, please feel to contact me any time.

Respectfully submitted,

Stone & Associates

A handwritten signature in black ink, appearing to read "Allen D. McCravy". The signature is fluid and cursive, with a large loop at the end.

Allen D. McCravy, MAI
State Certified General Real Estate Appraiser
SC Certificate No. CG 3617



**View of subject tract
Frontage along SC Highway 11**



View of internal access road



Interior view of subject tract



Interior view of subject tract



Interior view of subject tract



Interior view of subject tract



View of Fair Play Creek



View of waterfall on subject tract



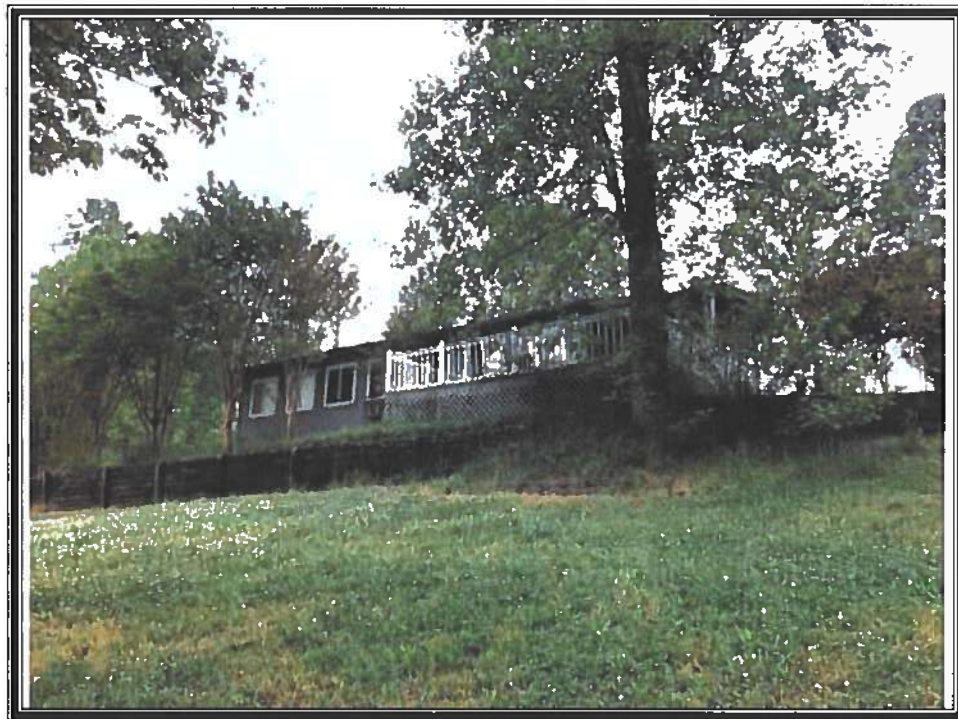
View of Fair Play Creek



View of 2nd waterfall on subject tract



View of caretaker's house



View of caretaker's house



View of main house



View of main house



Interior view of main house



Interior view of main house



**Street scene along SC Highway 11
Subject on left**



**Street scene along SC Highway 11
Subject on right**

Summary of Important Facts & Conclusions

Property	Land & Improvements – Crawford Mill Farm
Location	
Street	518 Rock Creek Drive
City	Fair Play
County	Oconee County
State	South Carolina
Tax Map Number	335-00-02-022, 026
Owner(s) of Record	William C. Keese
Date of Inspection	April 28, 2021
Date of Appraisal/Valuation	April 28, 2021– As Is
Land Area	40.09 acres, or 1,746,320 square feet
Zoning	None
Flood Zone – Panel No. – Date	X – 45073C 0420C, September 11, 2009
Description of Improvements	
Type	(2) Residential Structures
Size	1,906 Square Feet (GBA) – Aggregate
Construction	Class D
Highest & Best Use – Vacant	Residential
Site Valuation (40.09 Acres)	\$340,000
Cost Approach	\$260,000 (Improvements only)
Reconciled Market Value	\$600,000
Exposure Time	Approximately 6 months
Inspecting/Reviewing Appraiser	Allen D. McCravy, MAI

Assumptions & Limiting Conditions

The following report is prepared subject to these limiting conditions. Do not rely on report unless you accept the following conditions:

Condition No. 1

Unless otherwise stated, the value appearing in this appraisal represents our opinion of the market value or the value defined as of the date specified. Market value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions. If the value reported herein is as of a future date, no liability can be assumed for changes that may occur in any conditions or factors that would impact the value conclusions reported.

Condition No. 2

Title to the subject property is assumed to be good and marketable and is free and clear of all liens and encumbrances, unless otherwise stated herein. No responsibility is assumed for matters legal in nature, nor any opinion of title rendered herewith. Good and marketable title is assumed.

Condition No. 3

The information contained herein has been gathered from sources thought to be reliable; however, no responsibility is assumed for their accuracy.

Condition No. 4

Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report.

Condition No. 5

This appraisal report covers only the property described, and the values and rates used do not apply to any other property, however similar it may be.

Condition No. 6

It is assumed that the description of the property is correct, that the improvements are entirely and correctly located on the described property and that there are no encroachments on this property; however, no investigation or survey has been made.

Condition No. 7

This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Condition No. 8

No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered.

Condition No. 9

Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's or firm's client, through advertising, solicitation materials, public relations, news, sale, or other media without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraiser or firm with which the appraiser is connected, or any reference to (The Appraisal Institute or any of its designations.) Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all the assumptions and limiting conditions of the assignment.

Condition No. 10

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would make it more or less valuable. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Condition No. 11

This appraisal assumes competent management and marketing.

Condition No. 12

The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

Condition No. 13

The distribution, if any, of the total valuation of this report between land and improvement applies only under the stated program of utilization. Separate valuations of land and improvements must not be used for any other purposes and are invalid if done so.

Condition No. 14

The projections of income and expenses including the reversionary value are based on economic trends as of the date of the appraisal. The real estate market is constantly fluctuating and we cannot accept responsibility for economic variables that may occur in the future which was not known as of the date of the appraisal.

Condition No. 15

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

Condition No. 16

It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

Condition No. 17

No liability is assumed for the condition of the mechanical equipment, plumbing, roof, or electrical systems of the building. These components are considered to be in good condition and needed no repairs at the time of this appraisal.

Condition No. 18

Possession of this report, or a copy thereof, does not carry with it the rights of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers, and in any event, only with properly written qualification and only in its entirety.

Condition No. 19

The exact location and the determination of specific availability of any particular utility are beyond the scope of this appraisal. The client and prospective user of the property must make such additional investigations and inquiries with professional engineers or directly with utility providers concerning specific utility services(s) as a part of the client's due diligence studies required for the client's intended use(s) of the property, all as the client, in the client's judgment, may deem appropriate. Any comments as to utilities contained herein are strictly limited to our physical observations, and we expressly do not warrant such comments or service(s) in any fashion. Any lack of particular utility service(s) will have a direct impact upon the valuation contained in this appraisal.

Condition No. 20

The appraisal analysis, opinions and conclusions were developed and this appraisal report has been prepared in conformance with (and the use of this report is subject to) all regulations issued under Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Uniform Standards of Professional Appraisal Practice and Advisory Opinions (USPAP) Edition as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

Condition No. 21

An extraordinary assumption is defined as an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions (USPAP 2020 - 2021 Edition, ASB of The Appraisal Foundation). "Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis" (USPAP 2020 - 2021 Edition, ASB of The Appraisal Foundation, Comment).

This appraisal also employs the extraordinary assumption that interior of the caretaker's house is as described; I was unable to gain interior access.

Condition No. 22

A hypothetical condition is defined as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis (USPAP 2020 - 2021 Edition, ASB of The Appraisal Foundation). "Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis" (USPAP 2020 - 2021 Edition, ASB of The Appraisal Foundation, Comment). ***This appraisal employs no hypothetical conditions.***

Condition No. 23

This restricted appraisal report is intended to comply with the reporting requirements set forth under STANDARD 2-2 of the Uniform Standards of Professional Appraisal Practice and Advisory Opinions (2020 - 2021 Edition) for a restricted appraisal report. The content of this report is specific to the needs of the client/intended user and for the intended use stated herein. The client/ intended user is warned that the rationale for how the appraisers arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information contained the appraisers' work file. These appraisers are not responsible for unauthorized use of this report.

COVID-19

At the time of this report, the national and international markets are being impacted by the ongoing spread of COVID-19 (commonly referred to as the coronavirus), with numerous markets experiencing disruptions and the long-term effects on the economy and financial markets, as well as various sectors of the economy, including real estate, unknown. Stocks were volatile since the onset of COVID-19 and investors struggled to price in the potential economic fallout and growing downside risk. Financial institutions and the Federal Reserve cut rates in anticipation of volatile markets for the short-term.

The commercial real estate market is not the stock market, as it is slower moving and the leasing fundamentals do not swing wildly from day to day. According to Cushman & Wakefield's initial analysis of the impact of COVID-19 on the economy, projections for an economic recovery were based on the movement of the economy during past outbreaks, with expectations COVID-19 would largely be contained by the first half of

2020 and most anticipated a strong rebound in markets in the second half of the year, as the global economy was gathering momentum heading into 2020. However, these projections assumed infections would abate by mid-year. As of October 2020, infections are rising in most states after declining through the summer months. The US has had over fifteen million COVID-19 cases since the onset of the pandemic. The COVID-19 pandemic is having a greater impact on commercial real estate than the global financial crisis of earlier in this century; that was a credit and liquidity crisis. The pandemic directly impacts the demand for space through quarantines, social distancing, shutdowns, supply chain disruptions, employment loss, and a shattering of consumer confidence, according to real estate economic and research experts.

There have been various government economic stimulus packages to help prop up the economy for the short-term with representatives have been unsuccessfully negotiating an additional stimulus package since mid-year. It is anticipated that congress will pass another stimulus by year end 2020. Indications are that, once COVID-19 subsides, the economy is posed for a rebound. However, the COVID-19 pandemic has created tremendous labor market disruptions and profound hardship throughout the United States and the world. This is partly reflected in the sudden unprecedented increase in the U.S. unemployment rate to 14.7% in April, the first month for which the full effects of coronavirus containment measures are evident. Unemployment rates have declined from the peak in April 2020 to 6.7% in November 2020. While uncertainty surrounds unemployment projections over the next few years, it appears unemployment rates are beginning to stabilize sooner than anticipated by most forecasters, which some forecasts projected double-digit unemployment rates through 2021 with optimistic forecasts of double-digit unemployment rates subsiding by mid-year 2021.

Below are excerpts from various market report focusing on the effects of the COVID-19 pandemic on the economy and real estate markets.

Aaron Marshall (CEO – Keyrenter Property Management), Forbes, Oct. 2020

"While certain areas, like deep in the city, are having trouble, the real estate industry in the suburbs and rural areas is doing very well. In fact, the National Association of Realtors reported on August 21 that sales of previously owned homes in the United States rose 24.7%, which is one of the best showings on record. As for why people are continuing to buy homes, there are likely a couple of reasons. First, some people simply want better homes and more isolated ones; if the pandemic will be here with us for a while, we might as well find somewhere extra nice and safe to live. In addition, mortgage rates are low, which, of course, makes property more affordable."

Mike Patton (President – Integrity Wealth Management), Forbes, Oct. 2020

"Prior to the pandemic, the U.S. economy was doing very well. Unemployment was at a 50-year low and inflation was also below the Fed's target of 2.0%. However, because we closed a significant portion of the U.S. economy, 'real' GDP growth (i.e. the % increase/decrease in economic growth compared to one year prior, 'net' of inflation), fell during the second quarter by 31.40%. These are numbers not seen since the Great Depression.

Unemployment spiked to its highest rate in the post WWII era, hitting 14.7% earlier this year. Although the rate has fallen for five consecutive months, it is still above its February reading of 3.5%. It seems clear that the labor market will be forever changed. First, although corporations were already adding technology in lieu of workers, this has intensified during the pandemic. Moreover, this could accelerate further as companies seek to maximize profits. Next, with so many working from home, some companies will continue this practice, thereby reducing demand on commercial real estate. This erosion of demand could cause a decline in CRE prices and lease rates."

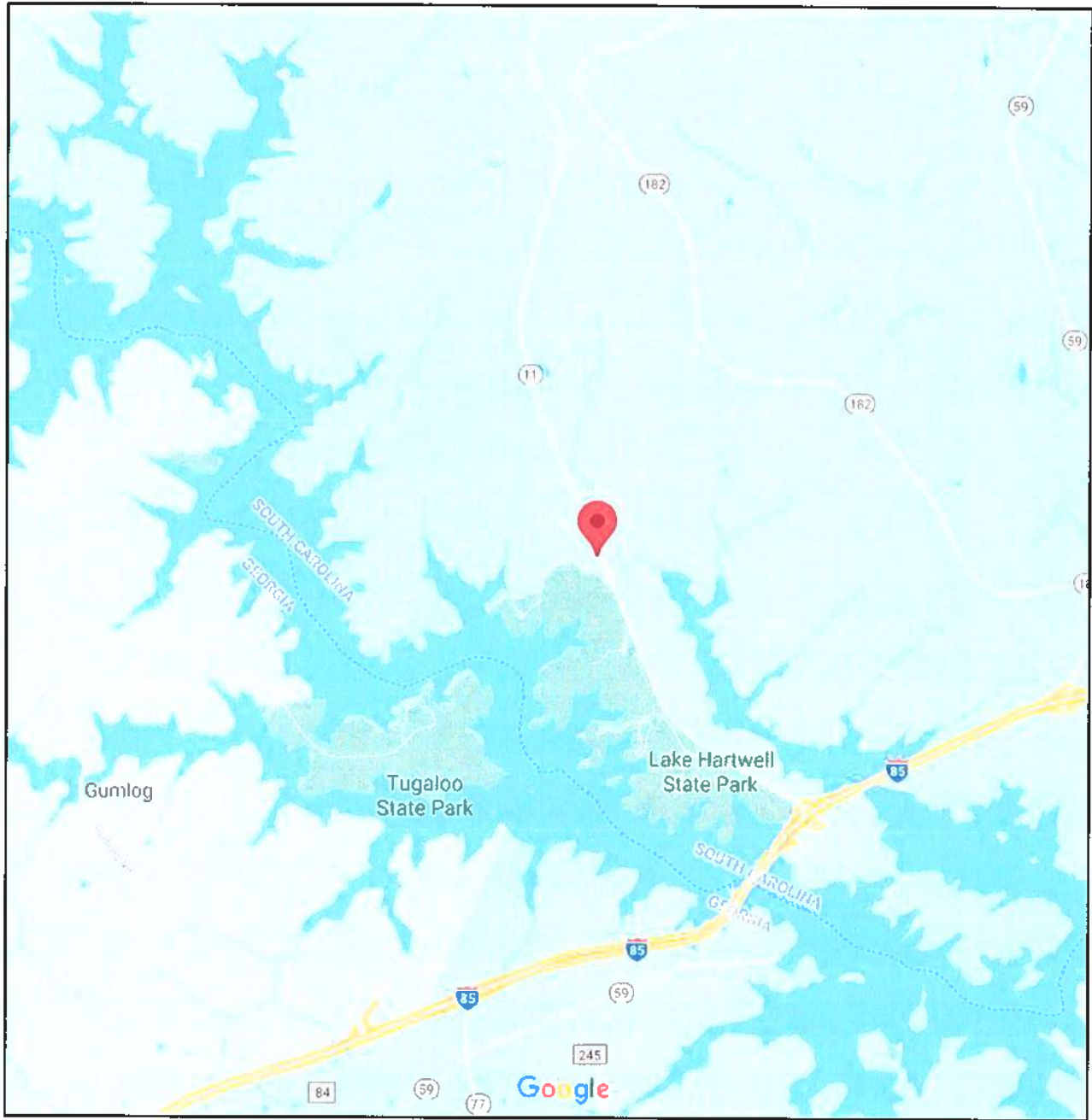
After a historically sharp but short recession during the spring, most major economies are now in early-cycle recovery. China remains somewhat ahead of the rest of the world due largely to its faster reopening. In the United States and Europe, both consumer and business confidence continued to improve, despite uneven progress, below-normal activity levels, and elevated COVID-19 caseloads. Employment conditions continued to improve as temporary job losses were regained, but permanent layoffs are on the rise and unemployment remains high overall. So long as the pandemic limits reopening, there may be a ceiling to job and activity gains for industries hit hardest by virus-related restrictions. The recovery in the number of small businesses and their employees has lost momentum and remains 20% below January levels. Following a steep decline in earnings, investors expect profits in some of the hardest-hit sectors to rebound sharply over the next year and for the overall market to reclaim its pre-pandemic earnings levels by the end of 2021. If earnings meet expectations, it would result in a significantly faster recovery versus past recessions. The technology sector has provided ballast to market profitability, maintaining positive earnings expectations for 2020. (Fidelity, October 2020)

Overall, the third quarter of 2020 produced the second consecutive quarter of notable market gains. Of the benchmark indexes listed here, the Nasdaq again proved the strongest, climbing more than 11.0% for the quarter, followed by the large caps of the

S&P 500 and the Dow, which gained 8.5% and 7.6%, respectively. The Global Dow advanced 5.0% for the quarter, and the small caps of the Russell 2000 ended the quarter up 4.6%. Year to date, the Nasdaq remains well ahead of its 2019 year-end closing value, while the S&P 500 is more than 4.0% over last year's closing mark. The remaining benchmarks continue to gain ground, with the closest to its year-end value being the Dow, followed by the Global Dow and the Russell 2000.

Markets always pulsate, contracting and expanding, even without such events as an international pandemic. Therefore, this appraisal is based on known economic conditions and the indications that the economy and most sectors of it, notably the commercial real estate market, will rebound in relative short order.

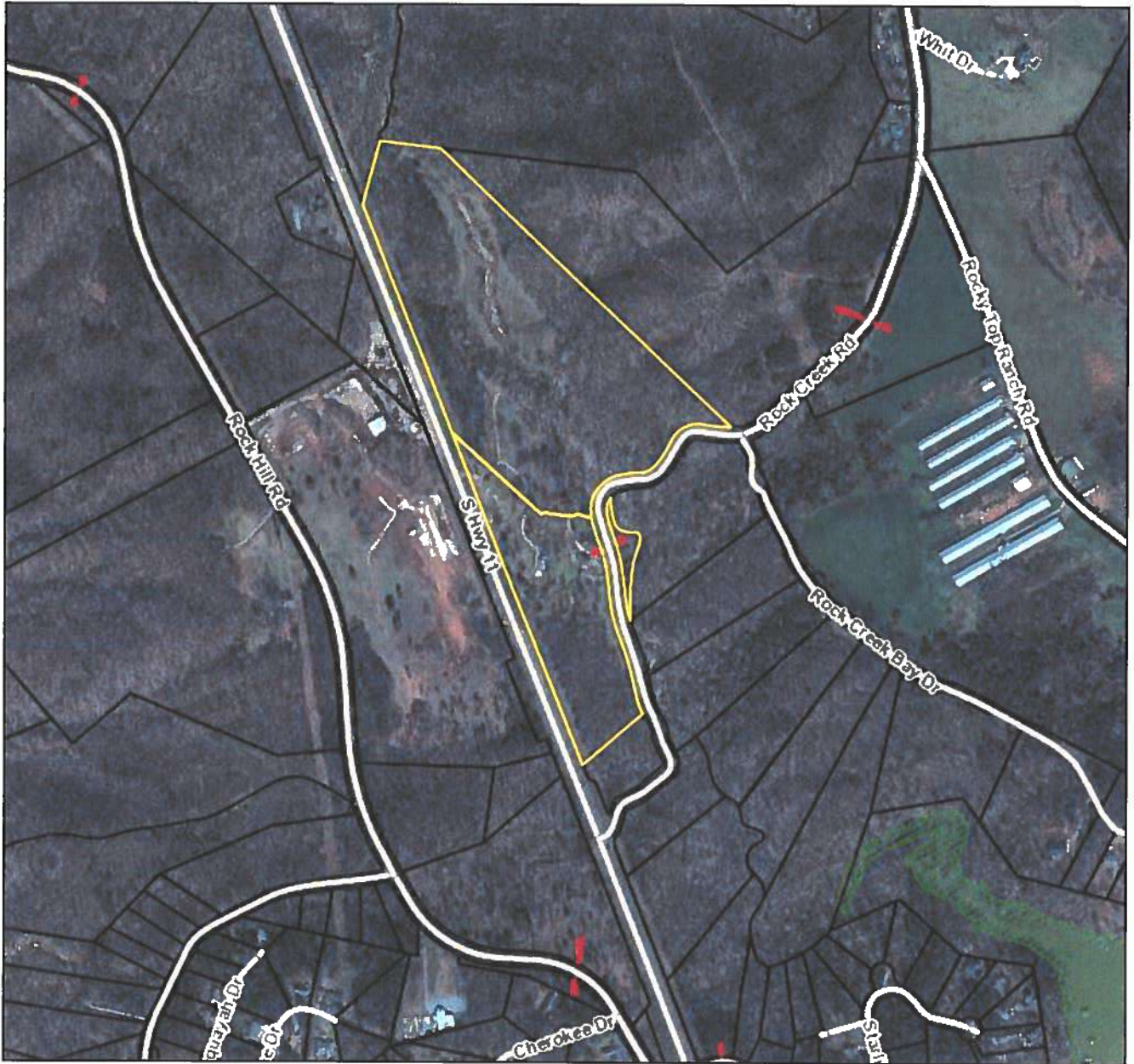
Location Map



Neighborhood Map



Oconee County Tax Map



Flood Map



<p>PIV</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location. Selected FloodMap location. <p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data available No Digital Data available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard (MFLH) Effective (MFLH) Area of Undetermined Flood Hazard (UFLH) Other Undeveloped Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone # 1, 2, 3, 4 With BFE or Depth Regulatory Floodway Zone # 40, 41, 42, 43 <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Future Conditions 1% Annual Chance Flood Hazard Area with Potential Flood Risk due to Levee: See Notes Area with Flood Risk due to Levee 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect See Flood Elevation Line @ 1' Limits of Study Jurisdiction Boundary Coastal Transect @ Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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COST APPROACH				518 Rock Creek Drive, Fair Play, SC		
				\$\$\$	%%%	\$/SQFT
DIRECT COSTS						
Site Improvements:						
Access Drive				\$10,000.00		
Patio, etc.				\$15,000.00		
Total Site Improvements				\$25,000	8.46%	\$13.12
Building Improvements:						
Single-Family (Main)	850	SF @	\$139.95	\$118,958		
Single-Family (2nd)	1,056	SF @	\$93.47	\$98,701		
Total Building Improvements	1,906			\$217,659	73.63%	\$114.20
Total Direct Costs				\$242,659	82.09%	\$127.31
INDIRECT COSTS						
Accounting, Appraisal & Legal				\$10,000		
Loan Fees				\$2,427		
RE Taxes During Construction				\$2,500		
Environmental Testing				\$1,500		
Contingency & Miscellaneous	2.00%	@	Direct Costs	\$4,853		
Total Indirect Costs				\$21,280	7.20%	\$11.16
Total Direct & Indirect Costs				\$263,939		\$138.48
Entrepreneurial Incentive		@	12.00%	\$31,673	10.71%	\$16.62
Replacement Cost New				\$295,612	100.00%	\$155.10
Less: Accrued Depreciation						
Physical Deterioration				\$37,303		
Functional Obsolescence				\$0		
External Obsolescence				\$0		
Total Accrued Depreciation				\$37,303		\$19.57
Depreciated Value of Improvements				\$258,309		
Plus: Other				\$0		
Plus: Site Value				\$0		
FEE SIMPLE VALUE INDICATION BY THE COST APPROACH				\$258,309		
ROUNDED TO				\$260,000		\$136.41

BREAKDOWN METHOD								
518 Rock Creek Drive, Fair Play, SC								
PHYSICAL DETERIORATION								
INCURABLE: SHORT-LIVED COMPONENTS - STRAIGHT LINE								
Item	Cost	Indirect & Entrepreneurial Factor	Adjusted Cost	Curable Deferred Maintenance	Effective Age	Economic Life	%	Deterioration
Access Drive	\$25,000	117.91%	\$29,478	\$0	8	15	53.33%	\$15,722
Patio, etc.	\$15,000	117.91%	\$17,687	\$0	8	15	53.33%	\$9,433
Totals	\$40,000		\$47,165	\$0				\$25,155
INCURABLE: LONG-LIVED COMPONENTS - STRAIGHT LINE								
Item	Cost	Indirect & Entrepreneurial Factor	Adjusted Cost	Curable Deferred Maintenance	Effective Age	Economic Life	%	Depreciation
Single-Family (Main)	\$118,958	117.91%	\$140,267	\$0	5	50	10.00%	\$14,027
Single-Family (2nd)	\$98,701	117.91%	\$116,381	\$0	10	50	20.00%	\$23,276
Totals	\$217,659		\$256,648	\$0				\$37,303
TOTAL PHYSICAL DETERIORATION				\$0				\$37,303

Land Sales Adjustment Grid

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Listing
Street	518 Rock Creek Road	SC Highway 11	Rock Creek Bay Drive	Rock Hill Road	Highway 59	SC Highway 11
City, State	Fair Play, SC	Fair Play, SC	Fair Play, SC	Fair Play, SC	Fair Play, SC	Fair Play
County	Oconee County	Oconee County, SC	Oconee County, SC	Oconee County, SC	Oconee County, SC	Oconee County, SC
TMS No.	335-00-02-022, 020	330-00-05-008	335-00-03-017, 039	335-00-01-011	331-00-02-002	335-00-02-001
Number of Acres	40.09	45.79	10.19	34.18	11.95	15.00
Topography	Rolling	Gently rolling	Gently rolling	Rolling	Rolling	Gently rolling
Composition	Wooded	Wooded	Wooded	Wooded	Wooded	Wooded
Shape	Irregular	Irregular	Irregular	Irregular	Highly Irregular	Irregular
Zoning	Unzoned, Oconee County	Unzoned	Unzoned	Unzoned	Unzoned	Unzoned
Sale Price		\$300,000	\$74,000	\$172,500	\$86,500	\$125,000
Plus: Demo/Site Cure		\$0	\$0	\$0	\$0	\$0
Less: Improvements		\$0	\$0	\$0	\$0	\$0
Effective Price		\$300,000	\$74,000	\$172,500	\$86,500	\$125,000
Price \$/Acre		\$6,652	\$7,263	\$5,047	\$7,232	\$8,333
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		0%	0%	0%	0%	0%
Financing Terms		Cash	Cash	Cash	Cash	Cash
Adjustment		0%	0%	0%	0%	0%
Condition of Sale		Arm's Length	Arm's Length	Arm's Length	Arm's Length	Listing
Adjustment		0%	0%	0%	0%	-5%
Post-Purchase Expenditures		None	None	None	None	None
Adjustment		0%	0%	0%	0%	0%
Market Conditions		October 24, 2020	July 22, 2020	March 10, 2021	August 29, 2019	Current
Adjustment		2%	3%	0%	6%	0%
Adjustment %		2%	3%	0%	6%	-5%
Adjusted \$/Acre		\$6,663	\$7,481	\$5,047	\$7,666	\$7,917
Locational						
Location						
Corner						
Other						
Physical						
Size			-5%		-5%	-5%
Frontage/Access			5%	15%		
Zoning						
Topography						
Easements/Utility						
Shape/Composition						
View/Amenities		15%	15%	20%	15%	15%
Flood Area						
Adjustment %		15%	15%	35%	10%	10%
Adjusted \$/Acre		\$7,665	\$6,603	\$6,813	\$8,433	\$8,708
All Comparables						
	Before Adjustments	After Adjustments				
Minimum	\$5,047	\$6,813		Subject Size (Acres) 40.09		
Maximum	\$8,333	\$8,708		S per Unit \$8,500		
Mean	\$6,885	\$8,048		Value Indication \$340,765		
Median	\$7,232	\$8,433		Plus/Less: Improvements \$260,000		
Standard Deviation	\$1,209	\$798		Value Indication \$600,765		
% of the Mean	18%	10%		Rounded to \$600,000		

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Allen D. McCravy, MAI has made a personal inspection of the property that is the subject of this report.

Certification – Continued

- No one provided significant real property appraisal assistance to the persons signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Allen D. McCravy, MAI has completed the continuing education program of the Appraisal Institute.



Allen D. McCravy, MAI
State Certified General Real Estate Appraiser
SC Certificate No. CG 3617

June 1, 2021
Date

Appraiser's Qualifications Allen D. McCravy

EDUCATION:

- Graduated Presbyterian College, B.S. in Business Administration, 1997.
- Appraisal Procedures, Charlotte, North Carolina, 1999.
- Appraisal Principles, Charlotte, North Carolina, 1999.
- Standards of Professional Practice – Part A, Greensboro, North Carolina, 1999.
- Standards of Professional Practice – Part B, Greensboro, North Carolina, 1999.
- Highest and Best Use Applications, 2000.
- Valuation of Detrimental Conditions, 2000.
- Basic Income Capitalization, 2000.
- General Applications, 2001.
- Advance Income Capitalization, 2001.
- Income Valuation of Small, Mixed-Use Properties, 2001.
- Appraisal of Eminent Domain Acquisitions, 2002.
- Highest and Best Use and Market Analysis, 2003.
- Advanced Sales Comparison & Cost Approach, 2003.
- Business Practices & Ethics, 2004.
- National USPAP Update, 2004.
- Report Writing, 2004.
- Advanced Applications, 2005.
- Standards of Professional Practice Update, Greenville, South Carolina, 2006.
- Inverse Condemnation, 2007.
- Analyzing Effects of Contamination on Real Property, 2011.
- Appraising the Appraisal, 2012.
- Fundamentals of Separating Real, Personal Property, and Intangible Business Assets, Columbia, South Carolina, 2012.
- Appraisal of Self Storage Facilities, 2014.
- Multiple other continuing education classes, sponsored by the Appraisal Institute.

PROFESSIONAL AFFILIATIONS:

Member of Appraisal Institute with the MAI Designation
Board of Directors – Greenwood Chamber of Commerce (2006 – 2009)
President of Associate Council for the Appraisal Institute (2009)
Chairman of Education Committee SC Appraisal Institute (2012-2013)
Secretary of SC Chapter Appraisal Institute (2014)
Treasurer of SC Chapter Appraisal Institute (2015)
Vice President of SC Chapter Appraisal Institute (2016)
President of SC Chapter Appraisal Institute (2017)

COURT EXPERIENCE

Qualified as an expert witness in Circuit Court, Family Court, Master in Equity Court

LICENSED:

South Carolina, State Certified General - License No. CG 3617
North Carolina, State Certified General – License No. A7985
Georgia, State Certified General – License No. 364211
Texas, State Certified General – License No. 1380801

EMPLOYMENT:

September 15015-Current: Stone & Associates, Greenville, SC, Principal/Owner, Real Estate Appraiser/Consultant
August 1999-September 15015: Stone & Associates, Inc., Greenville, SC, Real Estate Appraiser/Consultant

APPRAISAL EXPERIENCE:

Appraisal experience consists of various types of income-producing properties, including office buildings, mixed-use properties, industrial properties, apartments, shopping centers and motel/hotel operations. Also appraised retail establishments, highway condemnation and unimproved land. Other specific properties include church structures, convenience stores, restaurant buildings, medical office buildings, converted residences, and manufacturing facilities.

Partial Listing of Company Clients

Lending Institutions

- Ameris Bank
- Arthur State Bank
- Bank of America
- Bank of Travelers Rest
- Bank One
- Bank Greenville
- Barclay's Business Credit, Inc.
- Bank of North Carolina
- Branch Banking and Trust Co.
- Capital Bank
- Capital Corporation
- Chemical Bank of New York
- Columbus Bank and Trust
- CertusBank
- County Bank
- First Citizens
- First National Bank of the South
- First Trust Mortgage Corporation
- First Savers Bank
- Fleet Funding
- Great Western Bank
- Greenwood State Bank
- Harris Bank
- Independence Bank
- LJ Melody
- Laureate Capital
- Magna Bank
- National Bank of South Carolina
- Palmetto Bank
- Park Sterling Bank
- Pinnacle Bank
- Professional Mortgage
- Regions Bank
- South Carolina Bank and Trust
- Southern First
- SunTrust Bank
- TD Bank, N.A.
- Wachovia/Wells Fargo
- WesBanco

Commercial and Other

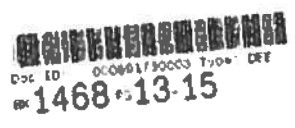
- Alice Manufacturing
- American United Life Insurance Co.
- Belk Simpson Co.
- City of Due West, SC
- City of Greenville, SC
- City of Greenville, SC
- City of Greenwood, SC
- City of Simpsonville, SC
- City of Travelers Rest, SC
- Clemson University
- Coopers & Lybrand
- County of Greenville, SC
- Cryovac/Sealed Air
- Duke Power Company
- Elliott Davis
- Fidelity Mutual Life Insurance Co.
- Flagstar
- Greenville Hospital System
- Haynsworth, Marion, McKay & Guerard
- Jefferson Pilot Life Insurance Co.
- J. P. Stevens and Company, Inc.
- Love, Thornton, Arnold and Thomason
- Mays Department Stores
- McNair Law Firm
- Merrill Lynch
- Metropolitan Sewer District
- Mission Hospital
- National Housing Corporation
- Nature Conservancy
- Nelson, Mullins, Riley & Scarborough
- North Greenville College
- Saluda River Electric Cooperative, Inc.
- Santee Cooper Electric
- Smith, Moore, Leatherwood, LLP
- S.C. Dept. of Highways and Public
- S. C. Dept. of Natural Resources
- S. C. Master and Equity Court
- University of South Carolina
- USC Upstate
- U. S. Internal Revenue Service
- U. S. Postal Service
- Womble Carlyle Sandridge & Rice

SI-A

Addenda

S1-A
54-11

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS



2005 DEC 19 A 10:03

11/15/05

GRAND COUNTY
STATE TAX 1169.00
COUNTY TAX 76.50
AD VALOR 10.00

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

Grantee Address:

2704 Hickory Glen
Cove
Germantown
Tenn 38138

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that We, **CLINTON A. MILLER AND SHIRLEY I. MILLER**, in the state aforesaid, for and in consideration of the sum of sixty three thousand and 00/100 (~~\$63,000.00~~) dollars, to us in hand paid by **WILLIAM C. KEESE**, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said **WILLIAM C. KEESE**, his heirs and assigns forever.

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, Center Township, containing **11.58 ACRES**, more or less, as shown and more fully described on a Plat thereof by Michael L. Henderson, PLS #6946, dated 6-24-98 and recorded in Plat Book A620, page 8, records of Oconee County, South Carolina

This conveyance is made subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises

This is the identical lot of land conveyed to Clinton A. Miller and Shirley I. Miller by Quit Claim Deed of Mark Aubrey, recorded on the 6th day of October, 2004 in Deed Book 1374 at page 343 in the records of Oconee County, South Carolina

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining

THIS PROPERTY IS IN MAP 335 SUB 02 PAR. 022 ON OCONEE TOWNSHIP
TO OCONEE COUNTY, S.C.

Received by _____
Book _____
Page _____
Oconee County, S.C.

(Page #1 of 3 Pages)

SI-A
54-11

TO HAVE AND TO HOLD all and singular, the premises before mentioned unto the said **WILLIAM C. KEESE**, his heirs and assigns forever

AND, we do hereby bind ourselves and our heirs, executors, and administrators to warrant and forever defend all and singular the premises before mentioned unto the said **WILLIAM C. KEESE**, his heirs and assigns, from and against ourselves and our heirs, successors and assigns, and against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 6th day of April in the two thousand fifth year of our Lord and in the two hundred twenty ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

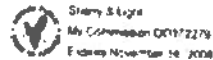
[Signature]
WITNESS sign here

[Signature] [SEAL]
Clinton A. Miller sign here

[Signature]
NOTARY sign here

[Signature] [SEAL]
Shirley I. Miller, sign here

**WITNESS AND NOTARY MUST BE TWO SEPARATE INDIVIDUALS.
THIS SAME WITNESS & SAME NOTARY SIGN PROBATE.**



2008 DEC 19 A 0 03
CLERK OF SUPERIOR COURT
REGISTER OF DEEDS

51-A
54-11

Book: 1468 Page: 13 Page: 3 of 3

STATE OF Florida |
COUNTY OF Polk | PROBATE

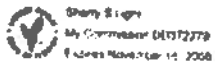
PERSONALLY APPEARED, the Undersigned witness, who being duly sworn says that (s)he saw the within named CLINTON A. MILLER AND SHIRLEY I. MILLER sign, seal and as their act and deed deliver the within written instrument for the uses and purposes therein mentioned and that the Deponent, together with the second witness above subscribed, witnessed the execution thereof.

Carrie Nelson
SAME WITNESS #1 ABOVE, sign here:

Sworn to before me this
6th day of April, 2005

2 [Signature] (LS)
SAME NOTARY #2 ABOVE, sign here
My Commission Expires

(IMPRESSION SEAL REQUIRED)



CLINTON A. MILLER
SHIRLEY I. MILLER
REGISTER OF DEEDS
POLK COUNTY, FLORIDA
05 DEC 19 A D 09

SI-A

54-11

Book: 1384 Page: 353 Page: 1 of 3

BOOK 1384 PAGE 353

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

2009 NOV 30 A 10:06

THIS PROPERTY DESIGNATED AS
MAP 200-00-024p10
ON OCONEE COUNTY PARCELS 935-00-02405p10
[Signature]
OCONEE COUNTY REGISTER

OFFICE COUNTY
STATE TAX
COUNTY TAX
FEE

(Space Above This Line For Recording Data)

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

TITLE TO REAL ESTATE
INTER

Pop.
1000

GRANTEE'S ADDRESS. PO Box 1057 Seneca SC 29169

019989

KNOW ALL MEN BY THESE PRESENTS, That I, DERYL C. KEESE, in the State aforesaid, for and in consideration of the sum of FIVE (\$5.00) DOLLARS, love and affection for my brother to me paid by WILLIAM C. KEESE in the State aforesaid (the receipt whereof is hereby acknowledged), have granted bargained sold and released, and by these presents do grant, bargain, sell and release unto the said

WILLIAM C. KEESE
His Heirs and Assigns forever:

ALL my right title and interest in and to (same being a one-half undivided interest) ALL that certain piece parcel or tract of land lying and being situated in the State of South Carolina, County of Oconee, containing 8.05 acres, more or less and being more particularly described on a plat of survey by Billy R. Watson, SCRLS #4556 dated October 29, 1978 and recorded in Plat Book P-123, page 121 records of Oconee County, South Carolina

This being a portion of the property conveyed to Deryl C. Keese and William C. Keese by deed of Harold W. Turner dated April 3, 1973 and recorded in Deed Book 110, page 44, records of Oconee County, South Carolina

TMS #p/o 206-00-01-024

AND ALSO:

ALL that certain piece parcel or tract of land containing Twenty nine and 1/2 acres, more or less, situated, lying and being in Oconee County in said State, known as the S. M. Crawford on waters of Cane Creek or Tugaloo River adjoining lands now or formerly of Lawrence Sheldon, Nelly Gibson the old Sloan Glenn place and the old Jolly Place. This is the same piece recorded in Volume TT page 22 at Walhalla, SC by John F. Craig, CCP and GS Oconee County, South Carolina

This being the identical property conveyed to W. T. Keese by deed of Joe W. Thomas dated January 1, 1938 and recorded in Deed Book 4X, page 16 records of Oconee County, South Carolina, the said W. T. Keese having died

Recorded this 1st day of Oct
Book 123 Page 121
Seneca, S.C.
Auditors Oconee County, S.C.

Marshall & John, P. A.
Attorneys at Law

119-B Professional Park Drive
Seneca, South Carolina 29169

51-A
54-11

testate leaving said property to Deryl C. Keese and William Craig Keese as evidenced by Probate Package #7713 of W. T. Keese, records of Oconee County, South Carolina

BOOK 1384 PAGE 354

TMS#335-00-02-005

AND ALSO:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Oconee, being known and designated as Lot Eight (8) of ROYAL ACRES SUBDIVISION, as shown and more fully described on a plat thereof prepared by Gregory Blake Sosebas, PLS #14818, dated 11-15-93 and recorded in Plat Book A254, page 4, records of Oconee County, South Carolina

This being a portion of the property conveyed to Deryl C. Keese, William C. Keese, Carolyn P. Keese and Jenny E. Keese by deed of Jack Arva et al, recorded 9-28-79 in Deed Book 13P, page 112, records of Oconee County, South Carolina, the interest of Carolyn P. Keese and Jenny E. Keese having been conveyed unto Deryl C. Keese and William C. Keese by deed, recorded in Deed Book 764, page 38, records of Oconee County, South Carolina

TMS# 241 02 01 027

FURTHER THIS CONVEYANCE is specifically made subject to any and all easements, restrictions, covenants, conditions, rights of way, zoning rules and laws and regulations, any of which may be found of record in the Office of the Clerk of Court for Oconee County, South Carolina

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said WILLIAM C. KEESE, his heirs and assigns forever

And I do hereby bind myself and my Heirs, Personal Representatives and Administrators, to warrant and forever defend all and singular the said premises unto the said WILLIAM C. KEESE, His heirs and assigns, against me and my Heirs, Successors and Assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof

WITNESS our Hands and Seats this 02 day of September, in the year of our Lord Two Thousand Four

Signed, Sealed and Delivered in the presence of

Wm. R. Potts
Shirley M. Potts

Deryl C. Keese (SEAL)
DERYL C. KEESE

51-A

54-11

Book: 1384 Page: 353 Page: 3 of 3

BOOK 1384 PAGE 355

STATE OF SOUTH CAROLINA)
COUNTY OF DCONEE)

ACKNOWLEDGEMENT

Shirley M. Porter, a Notary Public for South Carolina, do hereby certify that William C. Keese personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 24th day of September, 2004.

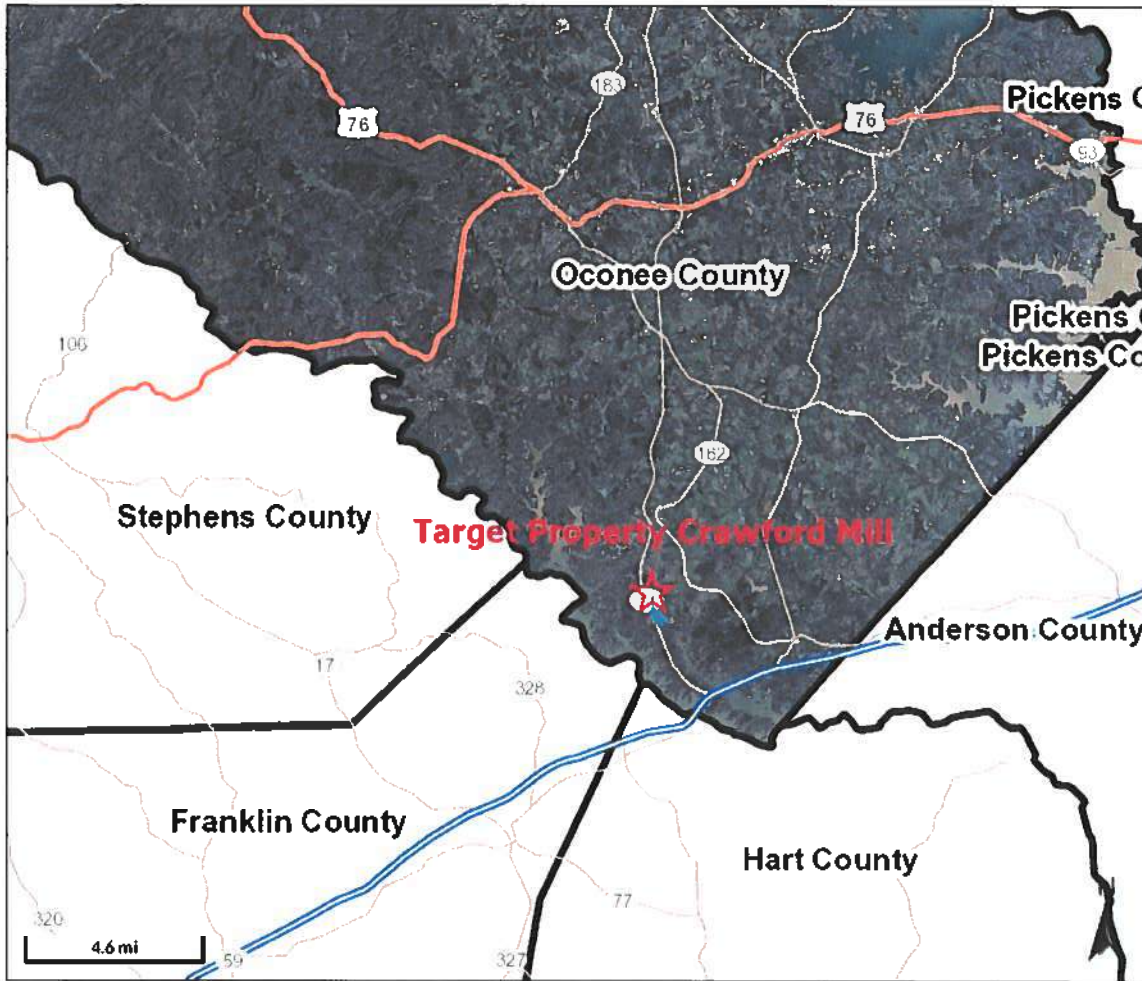
Shirley M. Porter
My Commission Expires March 16, 2009

51-A

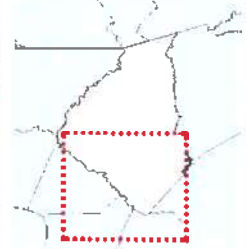
State of South Carolina **BCD** 13/1976
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board
ALLEN DEAN MCCRAVY
Is hereby entitled in practice as a:
Certified General Appraiser
License Number: **3617**
Expiration Date: 06/30/2022
OFFICE COPY


Administrator

51-B2



Overview



Legend

- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- County Outlines
 - <all other values>
 - Oconee

Parcel ID	335-00-02-026	Alternate ID	51508	Owner Address	KEESE WILLIAM C	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	n/a		33 EVERLEIGH CT	Date	Price	Reason	Qual
Property Address		Acreage	29.5		SIMPSONVILLE, SC 29681	n/a	0	n/a	n/a
						n/a	0	n/a	n/a
District	15								
Brief Tax Description	n/a								

(Note: Not to be used on legal documents)

Date created: 7/15/2021
Last Data Uploaded: 7/14/2021 9:32:36 PM

Adjacent owners Crawford Mill

[Baker James G & Karen W J/S % Nix Ch](#) 140 Brown Bridge Rd
Commerce, GA 30530

RAMSEY TIMOTHY A & KIMBERLY A J/S
123 SANTEELAH DR
WESTMINSTER, SC 29693

KANAGY SAMUEL J & LYDIA L/E
798 EDGEWOOD LANE
FAIR PLAY, SC 29643

HART MICAH H & KIMBERLY A
270 FRIENDSHIP VALLEY ROW
SENECA, SC 29678

GEARHART JOAN & DANIELS TIMOTHY
8431 EASTON COMMONS DR
LOUISVILLE, KY 40242

DONALD TIMOTHY D
111 WHIT DR
FAIR PLAY, SC 29643

DANIELSEN ALBERT W ETAL
213 25TH AVE N
NORTH MYRTLE BEACH, SC 29582

ZIMMERMAN CLAIR M & NAOMI
17105 S HIGHWAY 11
FAIR PLAY, SC 29643

CAMPBELL FRANCIS & JEANE A & SMITH K
17250 S HWY 11
FAIR PLAY, SC 29643



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners

Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay Steve Smith

July 13, 2021

James G. Baker

140 Brown Bridge Rd
Commerce, GA 30530

Dear Landowner:

The Oconee County Conservation Bank Act requires the applying entity to notify all adjoining landowners of a public hearing in the event a landowner applies to the Conservation Bank for a grant. Please be advised that the Foothills Farmstead, LLC., has applied for a grant from the Bank for a fee simple purchase to buy property from an owner of property contiguous to you and identified as William C Keese. While it is not required, contiguous landholders may submit in writing to the Board their views in support of or opposed to the application, if any.

Please notify the Oconee County Conservation Bank at Pine Street Administrative Complex 415 South Pine St. Walhalla, SC 29691 in writing, if you wish to be heard. The hearing and Conservation bank meeting will be scheduled sometime between August 1 and November 1. Anyone wishing to attend the meeting should go to the Oconee County Conservation Bank Page at oconeesc.com to get the finalized date for the meeting.

Sincerely,

Eddie Martin
Oconee Soil and Water Conservation District
301 West South Broad Street
Walhalla SC 29691



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners
 Bob Winchester, Chairman
 Lee Keese, Vice-Chairman
 Carol Hendrix, Secretary-Treasurer
 Rex Ramsay Steve Smith

July 13, 2021

CAMPBELL FRANCIS
 & JEANE A & SMITH K
 17250 S HWY 11
 FAIR PLAY, SC 29643

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Sincerely,

Eddie Martin
 Oconee Soil and Water Conservation District
 301 West South Broad Street
 Walhalla SC 29691



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners
Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay Steve Smith

July 13, 2021

DONALD TIMOTHY D
111 WHIT DR
FAIR PLAY, SC 29643

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Eddie Martin
Oconee Soil and Water Conservation District
301 West South Broad Street
Walhalla SC 29691



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners
Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay Steve Smith

July 13, 2021

GEARHART JOAN &
DANIELS TIMOTHY
8431 EAST ON COMMON
LOUISVILLE, KY 40242

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Oconee Soil and Water Conservation District
301 West South Broad Street
Walhalla SC 29691



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners
Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay Steve Smith

July 13, 2021

HART MICAH H & KIMBERLY A
270 FRIENDSHIP VALLEY ROW
SENECA, SC 29678

Dear Landowner:

The Oconee County Conservation Bank Act requires the applying entity to notify all adjoining landowners of a public hearing in the event a landowner applies to the Conservation Bank for a grant. Please be advised that the Foothills Farmstead, LLC., has applied for a grant from the Bank for a fee simple purchase to buy property from an owner of property contiguous to you and identified as William C Keese. While it is not required, contiguous landholders may submit in writing to the Board their views in support of or opposed to the application, if any.

Please notify the Oconee County Conservation Bank at Pine Street Administrative Complex 415 South Pine St. Walhalla, SC 29691 in writing, if you wish to be heard. The hearing and Conservation bank meeting will be scheduled sometime between August 1 and November 1. Anyone wishing to attend the meeting should go to the Oconee County Conservation Bank Page at oconeesc.com to get the finalized date for the meeting.

Sincerely,

Eddie Martin
Oconee Soil and Water Conservation District
301 West South Broad Street
Walhalla SC 29691



**OCONEE SOIL AND WATER
CONSERVATION DISTRICT**

Commissioners
Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay Steve Smith

July 13, 2021

KANAGY SAMUEL J & LYDIA L/E
798 EDGEWOOD LANE
FAIR PLAY, SC 29643

Dear Landowner:

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Carol Hendrix, Secretary-Treasurer
Rex Ramsay Steve Smith

July 13, 2021

RAMSEY TIMOTHY A & KIMBERLY A J/S
123 SANTEELAH DR
WESTMINSTER, SC 29693

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**OCONEE SOIL AND WATER
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Bob Winchester, Chairman
Lee Keese, Vice-Chairman
Carol Hendrix, Secretary-Treasurer
Rex Ramsay Steve Smith

July 13, 2021

ZIMMERMAN CLAIR M &

NAOMI

17105 S HIGHWAY 11

FAIR PLAY, SC 29643

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Sincerely,

Eddie Martin
Oconee Soil and Water Conservation District
301 West South Broad Street
Walhalla SC 29691

53-E1
53-E2

Land Management Plan for Historic Crawford Mill Farm

Ownership and Management:

The historic Crawford Mill Farm will be owned by the non-profit, The Foothills Farmstead. An agreement will be made between the Foothills Farmstead and the state tourism district, Lake Hartwell Country, in which they will manage the day-to-day activities of the property including but not limited to public access.

Conservation Practices:

Conservation practices that will be put into place include erosion control, protection of wildlife habitats, minimal invasion by way of public access and historical aspect protection. Wooded areas and open fields will be maintained as they are. With what is already in place in the property, there is little to do to complete the site plan that is included in this application. Event "area," bridges, parking areas and restrooms will all be added with minimal invasion to the property, wildlife and environment. Best use practices will be observed in all procedures.

Public Access/Education

Key to this project is public access. This can happen very soon after the fee-simple purchase due to infrastructure already in place (trails, roads and visitors center cabin). Minimal change to the land will occur for parking and restrooms (see site plan). Also, there is a large education component to this project. With public access, there is opportunity for education on history, conservation, wildlife, etc.

*** There are many local resources available to both the Foothills Farmstead and Lake Hartwell Country including Oconee County Soil and Water Conservation District, Upstate Forever and OPUS Trust. These resources will be beneficial in applying and maintaining the best conservation practices on the property. Along with these resources, there will be Deed Restrictions set into place to ensure conservation in perpetuity which will be monitored yearly by Oconee Soil and Water Conservation District to insure that all parties are responsible for upholding the tenants for the deed restrictions.

***For additional management components, see letter of intent from Lake Hartwell Country included in this application.

S3-E1
S3-E2



To the Executive Director and the Board of Directors: Foothills Farmstead

RE: The Foothills Farmstead and proposed additional site (hereafter referred to as Crawford Mill)

Dear Sirs,

Please accept the following letter as a Letter of Intent from Lake Hartwell Country regional tourism commission (LHC) as owners and operators of the Bart Garrison Agricultural Museum of South Carolina (BGAMSC), pertaining to but not limited to the proposed engagement between LHC and the Foothills Farmstead. The engagement, as detailed below, is in summation, the proposal for the Foothills Farmstead, and the Crawford Mill Site located in Fair Play, SC, to join the Bart Garrison Agricultural Museum of SC in being under the auspices of the Agricultural Heritage Partnership Trust (AHPT). This engagement is tentative, and based on the receipt of said Crawford Mill and pertaining properties by the Foothills Farmstead. At that point, the AHPT is to be formed as a management entity for all three sites.

As it now stands, the following are the conditions of this Letter of Intent, as set out by both parties:

1. The Foothills Farmstead will officially receive the property as granted by the grantor, to have and hold to preserve and protect ad infinitum.
2. At that time, AHPT will work with the Foothills Farmstead to craft a full contract, with the goal of AHPT acting thereafter as umbrella organization to the Foothills Farmstead, the state agricultural museum (BGAMSC), and the Crawford Mill site.
3. The Board of Directors of the Foothills Farmstead shall present their requests, concerns etc. to their Executive Director. The Board of Directors of BGAMSC shall do the same to the Executive Director of BGAMSC. The Directors shall then meet to discuss terms and create further contract drafts. A finalized draft shall then be submitted to respective Boards for vote and authorization by both parties.
4. Upon authorization of the full contract, AHPT will assume management of the Foothills Farmstead and Crawford Mill site with the following conditions set:
 - a. AHPT agrees to work to provide full time employment (FTE) plus benefits to the Foothills Farmstead Director, as Manager of one or both sites, contingent upon fundraising by said Director to enable employment.
 - b. AHPT shall work with the Director of the Foothills Farmstead to fundraise for said position and any additional positions needed to staff the Crawford Mill site.
 - c. AHPT will be responsible for taking out liability insurance on all sites.
 - d. AHPT will be responsible for development of the sites, with the goal of preserving both to the highest standards of historic preservation.
 - e. AHPT will be responsible for marketing the sites as high-quality destinations for educational groups and tourism, to both bolster the sustainability of the sites

S3-E1
S3-E2

and to educate the public in Oconee County, South Carolina, and Cherokee histories.

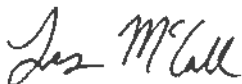
- f. The AHPT will adhere to all policies and procedures, and industry best practices.
- g. AHPT will maintain all books and records for the management of all three sites, including but not limited to: payroll, tax information, non-profit records, audits, income and expense, and archives.
- h. AHPT will be responsible for all human resources pertaining to all three sites.
- i. AHPT agrees to honor and uphold any credit arrangements as made per the donation of the petroglyph site by the grantor; i.e. naming arrangements for any or all parts of the site.

In summary, it is the honor of Lake Hartwell Country to be considered for this role. Part of our mission is to preserve and protect all of South Carolina's agricultural heritage and treasures, and the Foothills Farmstead and the Crawford Mill site meets this mission. It is our belief that these sites represent the future of Heritage Preservation, Heritage Tourism, and Economic Development for Oakway, Fair Play, and Oconee County as a whole. We are proud to be partners with the Foothills Farmstead, and look forward to and await further notification.

For any and all inquiries, please contact LHC and BGAMSC Director Les McCall, 864-247-5709 or les@crownoftthecarolinas.org.

This is a Letter of Intent, and as such, binds neither party.

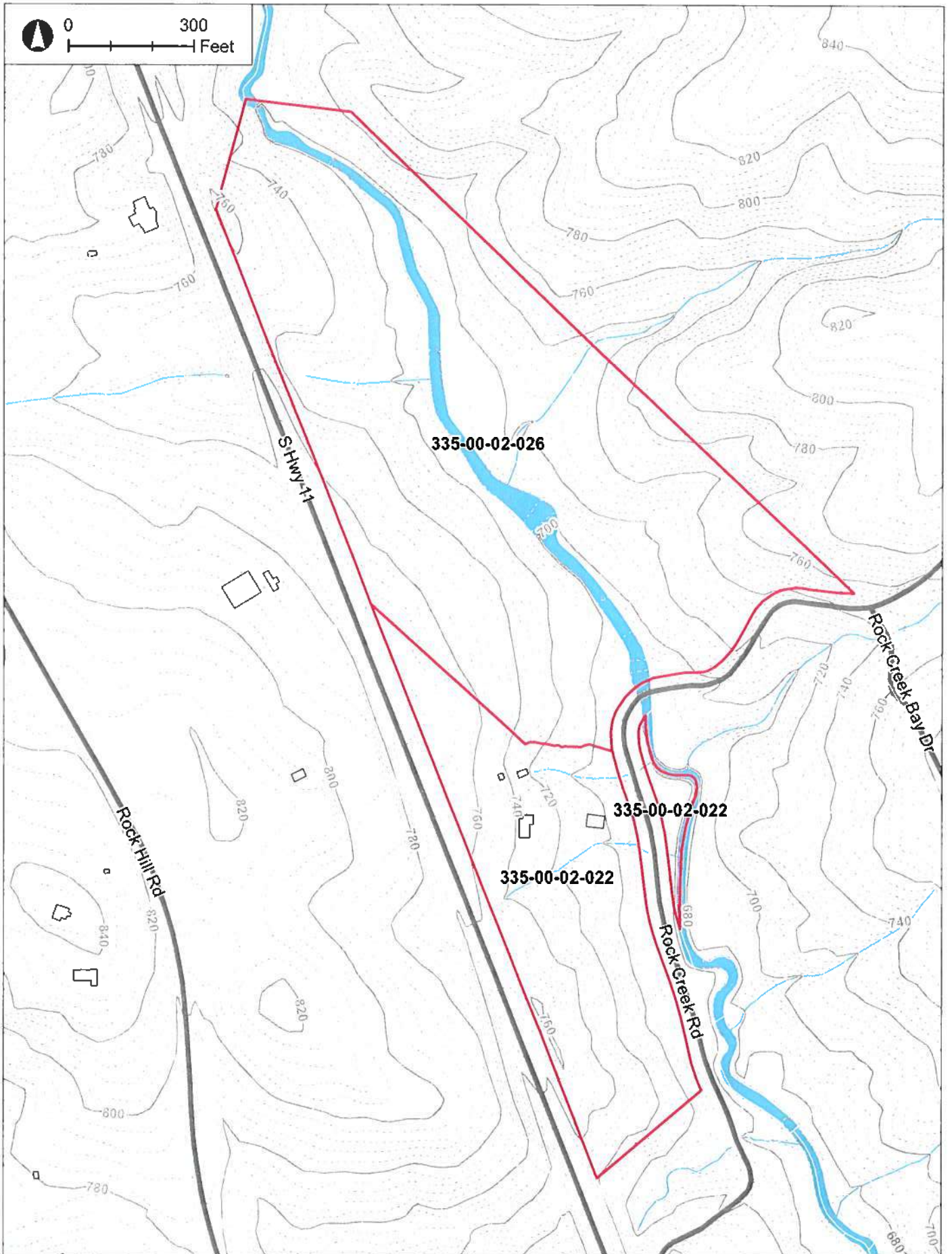
Kindest Regards,



Les McCall
Executive Director
Lake Hartwell Country Regional Tourism Commission
Bart Garrison Agricultural Museum of South Carolina
South Carolina Century Farm Program



Imagery Managed by Adam DeMars, South Carolina State GIS Coordinator
Services provided by ESRI, Inc. International



54-1E
54-1F

The Crawford Mill property is located on SC Hwy 24 approximately 5 miles north of Interstate 85 and the South Carolina Visitor's Center in Oconee County, SC. The property lies in close proximity to some other protected parcels that are owned privately and located in an area of concern for farmland and open space as designated by Oconee Soil and Water Conservation District. The property is open pasture with a parcel of woodland forest and stream bank vegetation. The property is currently managed for hay, wildlife and recreation. Mr. Keese wishes for the property to be managed as such going forward with the addition of hiking trails, an interpretive center for petroglyphs, a reconstructed grist mill, and heritage farm demonstrations. The property will be open for public visitation once transferred.

The forested acres are typical of the wooded pine and hardwood areas of southern Oconee County. The timber is mature in this stand and suitable habitat for the Eastern Bluebird, a species listed as threatened in South Carolina, Tri Colored Bat, Golden Winged Warbler, Southern Pygmy Shrew and the Southern Wood Frog which is only located in the northern areas of South Carolina. The wildlife planting areas are suitable cover for migrating Monarch Butterflies and other pollinators, migratory and otherwise. Fair Play Creek or Rock Creek runs through the upper portion of the property and is suitable habitat for typical creek species in South Carolina such as tiger and spotted salamander as well as possible lower range habitat for critically imperiled green salamander which only exists in nine counties in South Carolina, North Carolina and Georgia combined. Frog species noted in the area include the leopard frog and Cote's gray tree frog. The proximity to Lake Hartwell and the size of Rock Creek would create suitable habitat for migratory raptors such as ospreys, kestrels and the rare swallow-tailed kite. The area included in this parcel provides adequate habitat for these and other less threatened native species.

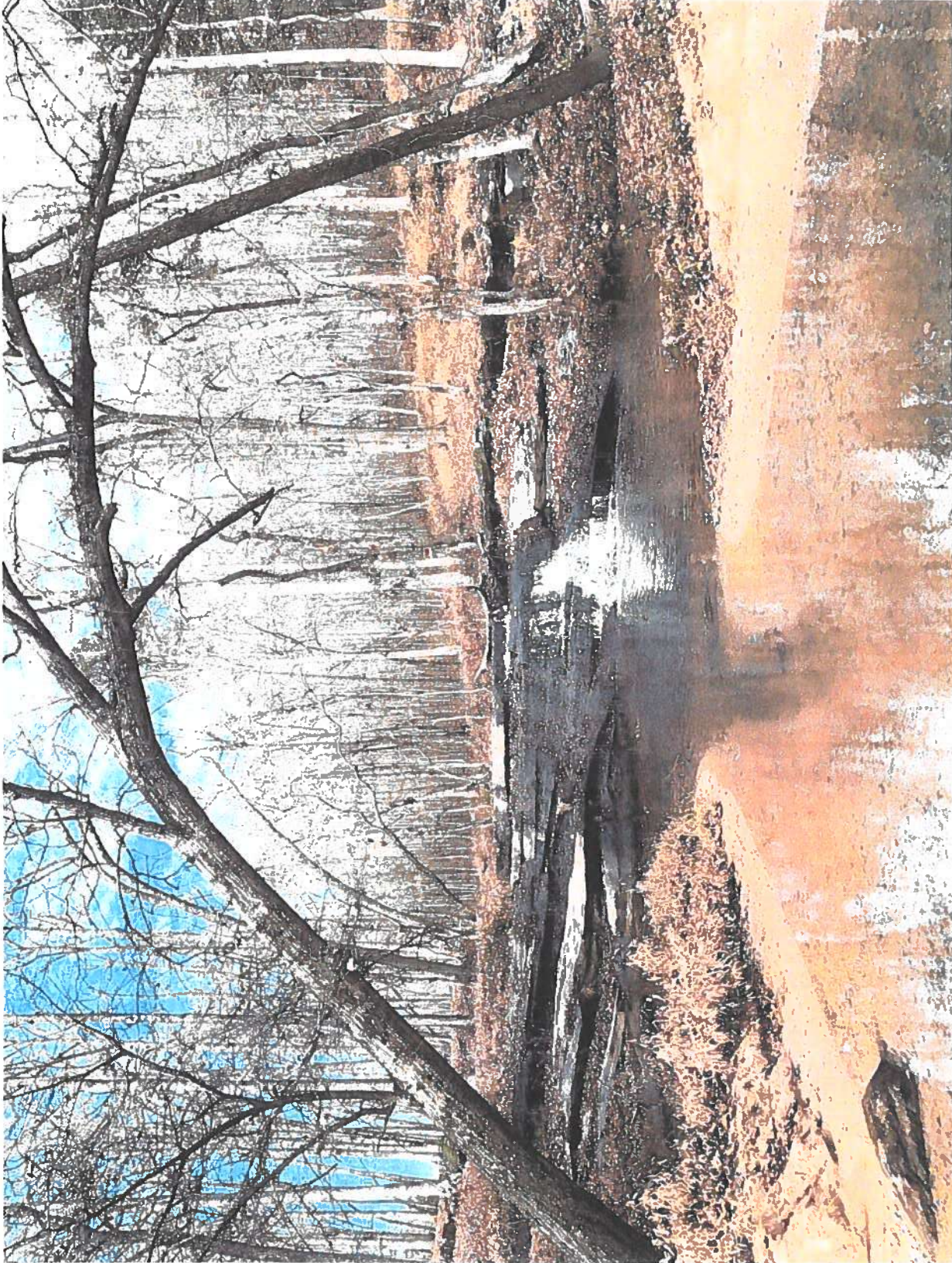
R. Jason Davis

Soil Conservation Technician

USDA-NRCS Walhalla, SC

Jason.davis@usda.gov

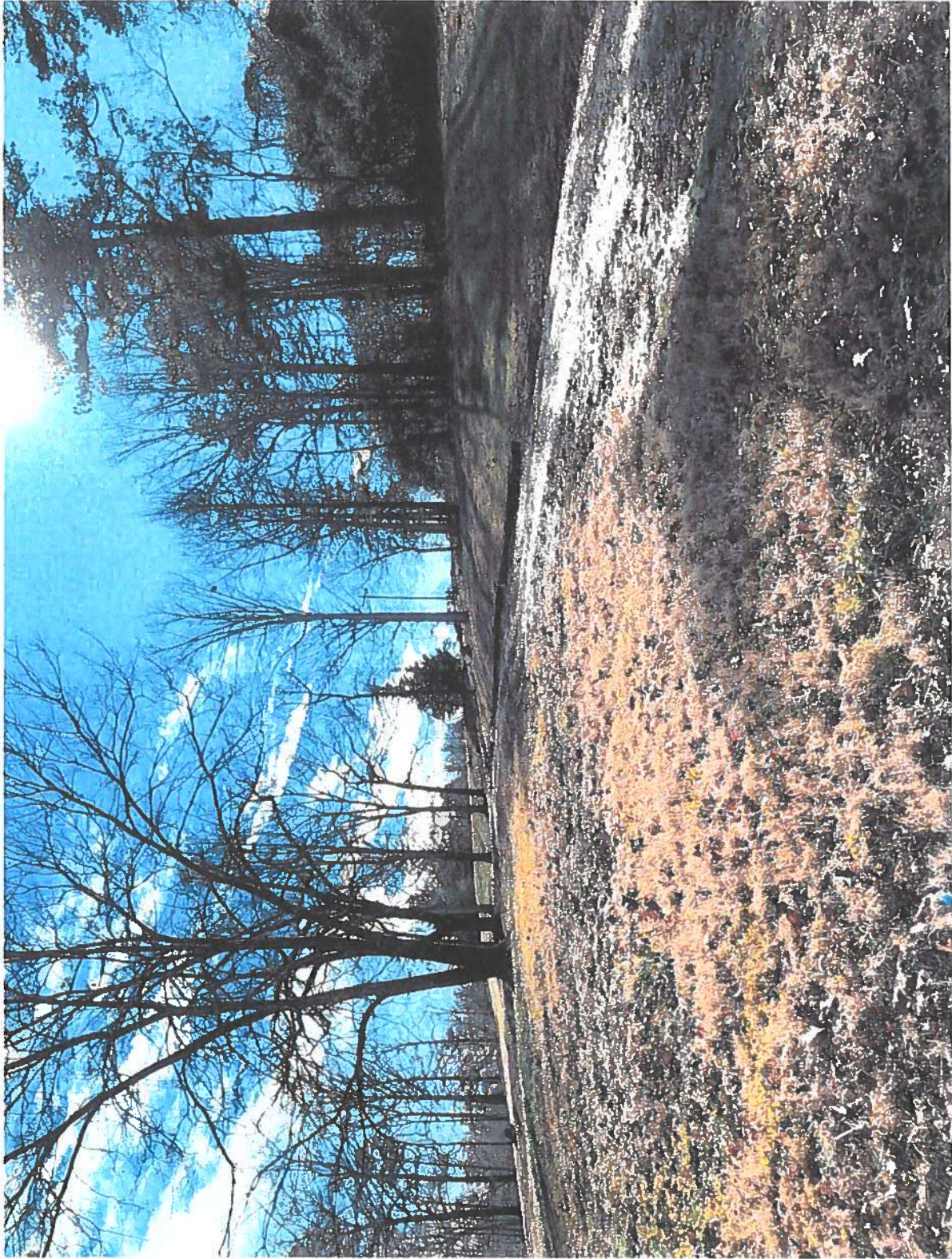
864-638-1004 office



Lower Waterfall (historic grist mill site on right side)



Largest of 4 Waterfalls (petroglyphs to the left of this waterfall)



Driveway from Hwy 11 (parking areas as denoted on site plan)



View of Bottom Land with Creek (from parking areas)



Looking South from Upper Portion of Property

54-7



Bridge at Upper-Most Portion of the Property (looking North)

S-4-7



View of Lower Portion from East Side (note the waterfall in background)

54-3d



Petroglyph (believed to be of an "Atlatl" which is a weighted spear thrower)

S4-3d



Petroglyph

S4-3d



Petroglyphs

S4-3d

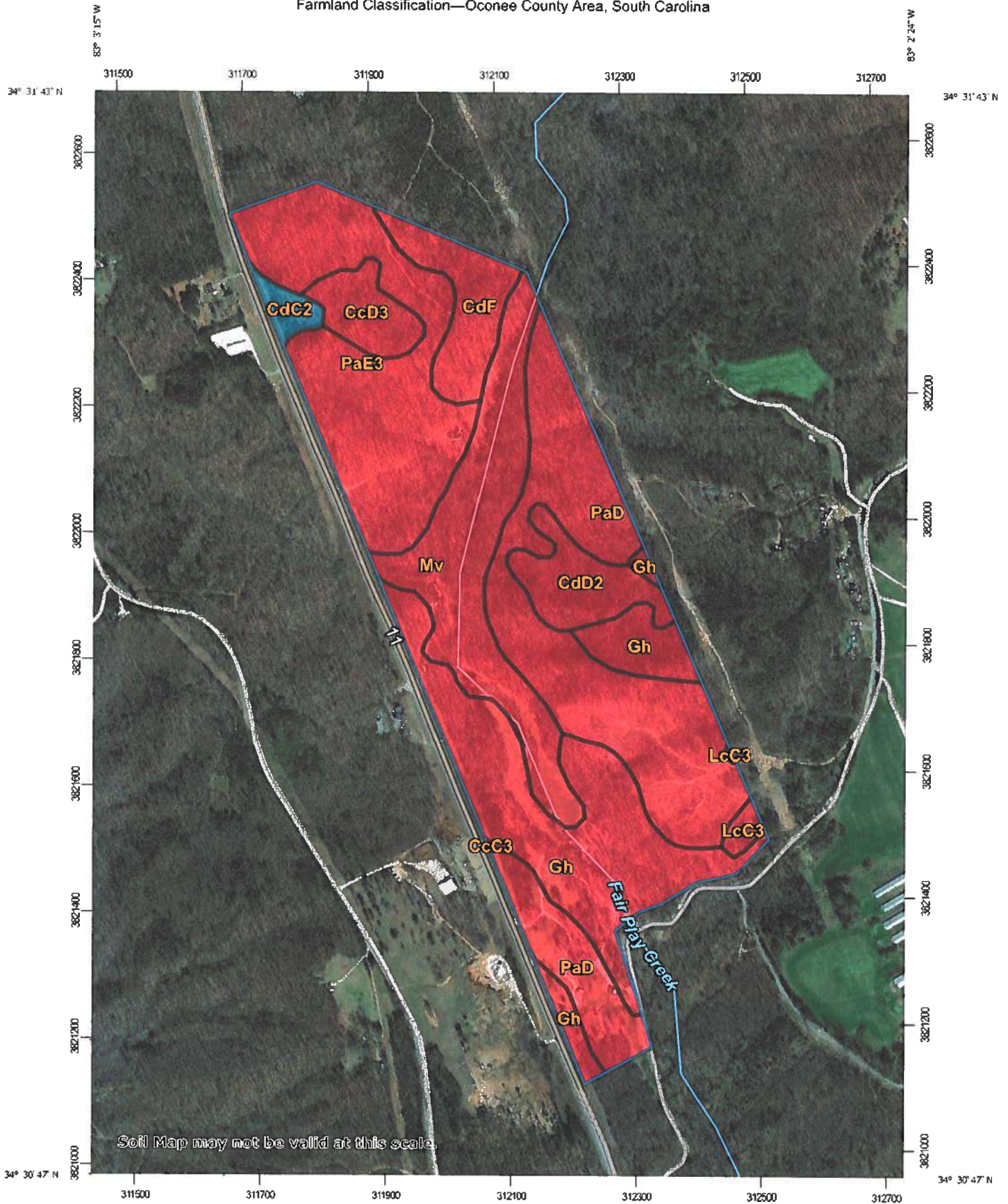


Petroglyphs

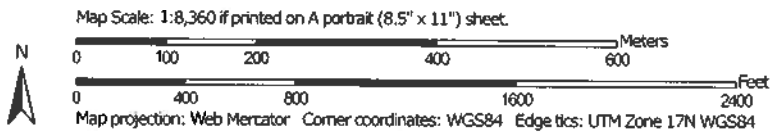


Petroglyphs

Farmland Classification—Oconee County Area, South Carolina



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)	Area of Interest (AOI)	Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if reclaimed of excess salts and sodium	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if drained and reclaimed of excess salts and sodium	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Soils	Soils	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Prime farmland if irrigated and reclaimed of excess salts and sodium	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Soil Rating Polygons	Not prime farmland	All areas are prime farmland	Prime farmland if drained	Prime farmland if protected from flooding or not frequently flooded during the growing season	Prime farmland if irrigated	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Oconee County Area, South Carolina

Prime farmland if subsoiled, completely removing the root inhibiting soil layer	Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium	Farmland of unique importance	Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of statewide importance, if irrigated and drained or either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Not rated or not available	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium	Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if warm enough	Prime farmland if drained	Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer	Farmland of statewide importance, if warm enough	Prime farmland if irrigated	Farmland of statewide importance
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of statewide importance, if thawed	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated		Farmland of local importance	Prime farmland if irrigated and drained	Farmland of statewide importance, if irrigated
		Farmland of local importance, if irrigated	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	

Farmland Classification—Oconee County Area, South Carolina

54-46

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Oconee County Area, South Carolina
 Survey Area Data: Version 20, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 7, 2016—Mar 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

	Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance
	Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or flooded during the growing season		Not rated or not available
	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Water Features
	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Streams and Canals
	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Transportation
			Farmland of local importance		Rails
			Farmland of local importance, if irrigated		Interstate Highways
					US Routes
					Major Roads
					Local Roads
					Background
					Aerial Photography

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcC3	Cecil clay loam, 6 to 10 percent slopes, severely eroded	Not prime farmland	0.0	0.0%
CcD3	Cecil clay loam, 10 to 15 percent slopes, severely eroded	Not prime farmland	4.2	3.3%
CdC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	Farmland of statewide importance	1.5	1.1%
CdD2	Cecil sandy loam, 10 to 15 percent slopes, eroded	Not prime farmland	6.1	4.8%
CdF	Cecil sandy loam, 25 to 35 percent slopes	Not prime farmland	6.7	5.3%
Gh	Gullied land, hilly	Not prime farmland	27.8	21.9%
LcC3	Lloyd clay loam, 6 to 10 percent slopes, severely eroded	Not prime farmland	0.9	0.7%
Mv	Riverview-Chewacla complex, 0 to 2 percent slopes, frequently flooded	Not prime farmland	19.3	15.2%
PaD	Pacolet sandy loam, 15 to 25 percent slopes	Not prime farmland	34.9	27.5%
PaE3	Pacolet clay loam, 15 to 25 percent slopes, severely eroded	Not prime farmland	25.6	20.1%
Totals for Area of Interest			126.9	100.0%

Description

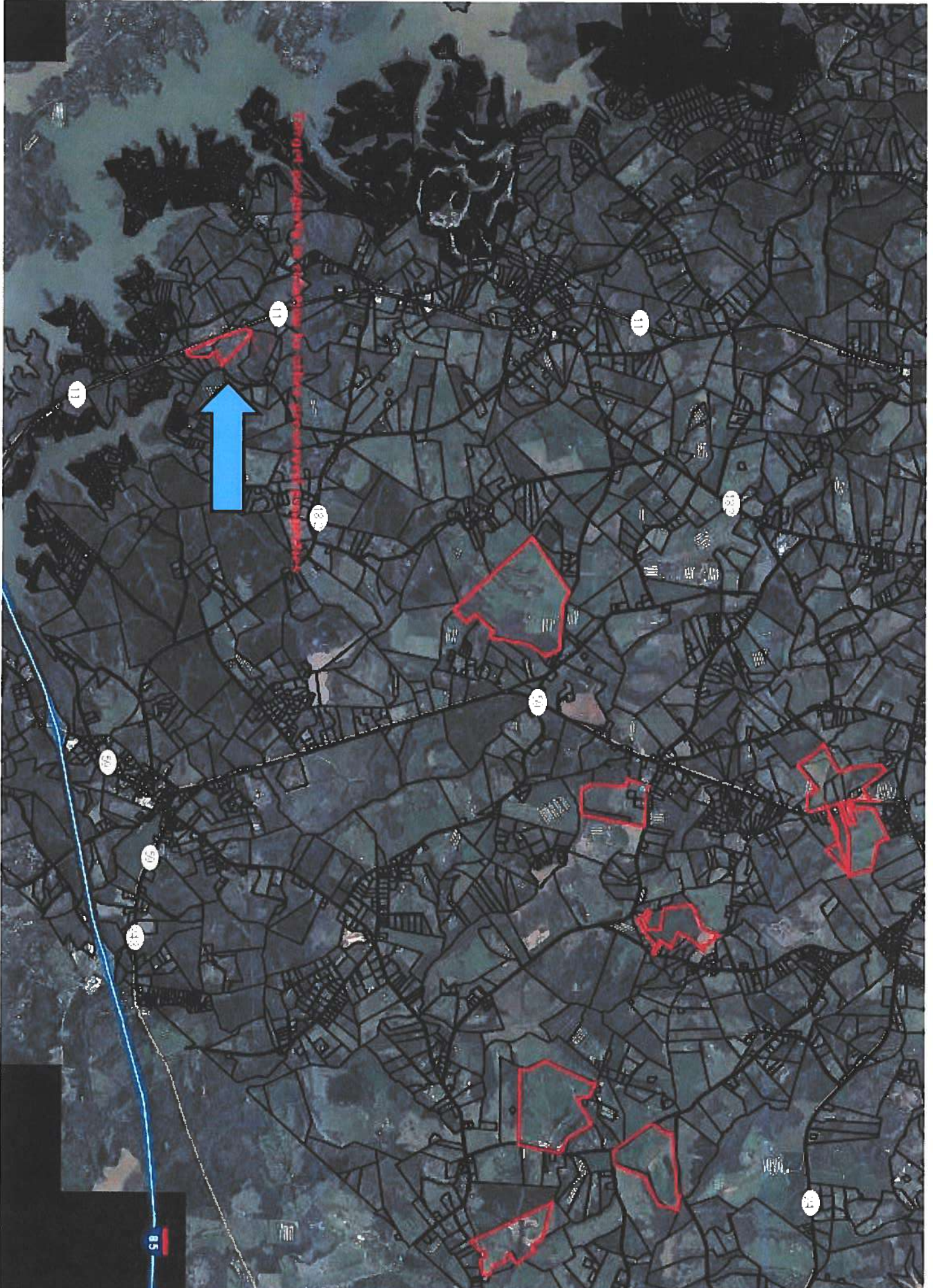
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

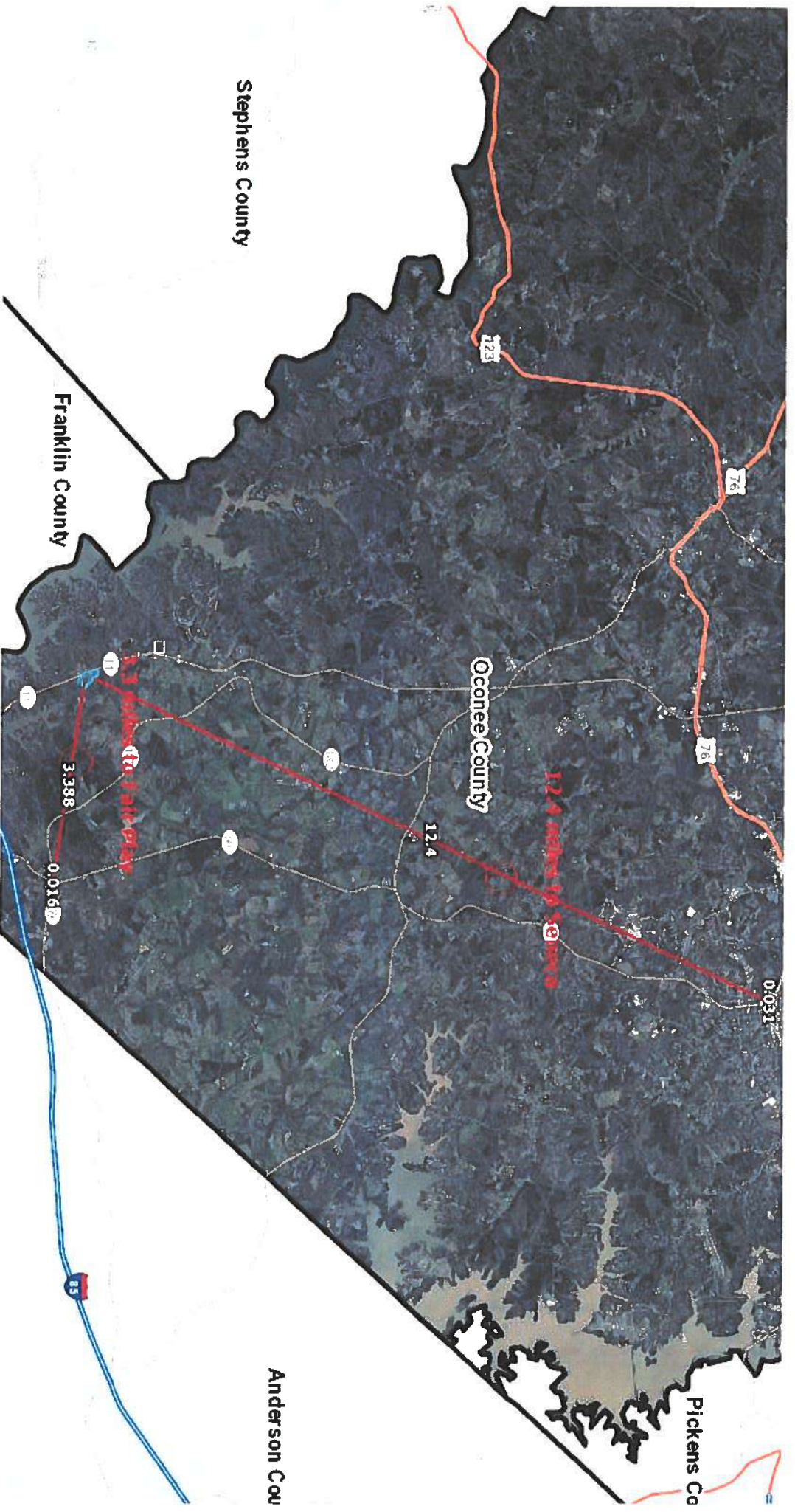
Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Crawford Mill target property in relation to other preserved properties



Crawford Mill target property in relation to municipalities



Enforcement Party Narrative

Oconee Soil and Water Conservation District holds easement on over 2700 acres in Oconee County. OSWCD maintains a monitoring account with Oconee Federal Savings and Loan which is held in the event that any issue comes up and any of the held easements have to be defended in a court of law. Since 2005 when the OSWCD easement program was put into place there has not been an incident requiring litigation. There have been no issues that have arisen that have not been worked out by discussion with the land owners and those have been few. Stewardship fees of 1 to 5 % of the conservation easement value are donated at closing by the grantor of each easement and have provided the needed funds to maintain the monitoring account and each new easement continues to add funds to the mitigation account.

(LETTERHEAD)

(DATE)

(NAME AND ADDRESS OF THIRD PARTY)

RE: (NAME OF PROJECT) Application for (CHOOSE ONE: CONSERVATION EASEMENT – FEE SIMPLE PURCHASE)

Dear (NAME/TITLE OF THIRD PARTY):

Please be advised that the Oconee County Conservation Bank Board (“OCCBB”) recommended to the Oconee County Council, and the Oconee County Council approved the OCCBB’s recommendation, to award (APPLICANT) a conservation grant in the amount of (INSERT AMOUNT) for the above referenced project. (APPLICANT) has informed the OCCBB that it is seeking additional funding for this project from (NAME OF THIRD PARTY) in order to complete this project.

The OCCBB fully supports (APPLICANT’S) application to the (NAME OF THIRD PARTY) for funding to conserve (NAME OF PROJECT). Furthermore, the OCCBB respectfully requests the (NAME OF THIRD PARTY)’s prompt consideration of the referenced application so that closing on the property can occur on or before (INSERT DATE), as required by Oconee County Ord. Div. 9, Sec. 2-404(c)(5).

Thank you for your consideration of this letter of support.

Sincerely,

(NAME), Chair
Oconee County Conservation Bank Board



Oconee County Conservation Bank

Title: Letters of Support
Policy No. 0004

Effective Date: September 21, 2021
Revision Date(s):
Page 1 of 7
Attachments: Template Letter of Support

Purpose:

This policy provides guidelines for the Oconee County Conservation Bank Board's response to an Applicant's request for a letter of support to a third party.

Definitions:

The definitions set forth in Chapter 2, Article IV, Division 9, Section 2-399 of the Oconee County Code of Ordinances are incorporated by this reference.

Policy:

1. The Board will only provide letters of support after the Board has recommended and the County Council has approved the award of a grant.
2. The Board will only provide letters of support for an Applicant's request for additional funding for the project awarded the grant.
3. Any Applicant desiring a letter of support from the Board must submit a request to the Board's Staff liaison containing the following information:
 - a. The purpose of the letter of support; and
 - b. The name and address of the third party.
4. The Board Chair has the authority to send a letter of support in substantially the form of the attached template.
5. The Board Chair may choose to take the matter to the Board at its next meeting if there are any questions about the purpose of the requested letter of support.



Oconee County Conservation Bank

Title: Bank Account
Policy No. 0002

Effective Date: September 15, 2020

Revision Date(s): April 6, 2021, September 21, 2021

Page 1 of 2

Attachments: Checklist

Purpose:

This policy governs the procedures used in opening, maintaining, and closing bank accounts or investment accounts for the Oconee County Conservation Bank.

Definitions:

1. The definitions set forth in Chapter 2, Article IV, Division 9, Section 2-399 of the Oconee County Code of Ordinances are incorporated by this reference.
2. "Community First account" means the OCCB account at Community First Bank established by the Board.
- ~~3. "Clerk" means the person duly appointed as the Clerk to the Council.~~
- ~~4.3.~~ "Disburse" means to deliver the funds approved by the ~~Board~~OCCB to the escrow account of the closing attorney.
- ~~5.~~ "Grant" means the monetary award made to an Eligible OCCB Recipient ~~by~~
~~4. the Council.~~
5. "Staff Liaison" means the lead County staff member assigned by the County Administrator to support the Board in the operation and management of the OCCB.
6. "State Pool" means Local Government Investment Pool managed by the State Treasurer pursuant to Sections 6-6-10, 12-45-220, and 11-1-60 of the 1976 Code of Laws of South Carolina, as amended.
7. "Treasurer" means the person duly elected as the Treasurer of Oconee County.

Formatted: List Paragraph, Indent: Hanging: 0.25", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.32" + Indent at: 0.57", Tab stops: 0.57", Left

Policy:

1. The Chair and Secretary of the Board shall open an account at Community First Bank at the Walhalla, SC branch.

2. The name on the Community First account shall be the Oconee County Conservation Bank with the address as 415 South Pine Street, Walhalla, SC 29691.
3. The Board and Staff Liaison shall manage the funds in the Community First account on behalf of the OCCBBank.
4. Disbursements from the Community First account shall require two signatures, that of the Staff Liaison and that of either t.~~The Chair~~ or the ~~and~~ Secretary of the Board ~~are designated as the two persons authorized to disburse funds.~~
5. The Board may invest all or part of the OCCB ~~Bank~~ funds in the State Pool, considering the need, if any, to maintain funds in the Community First ~~Bank~~ account.
6. The Treasurer shall manage the OCCB funds in the State Pool on behalf of the OCCBBank.
- ~~7. Prior to disbursing any grant funds, the Chair and the Secretary shall independently complete the attached Checklist.~~
- ~~8.7.~~ The Treasurer shall move OCCB ~~disburse~~ funds from the State Pool only upon the authorization of the Staff Liaison and either ~~both~~ the Chair or the ~~and~~ Secretary of the Board.
- ~~9.8.~~ After independently completing, signing, and filing the attached Checklist with the Staff Liaison, the Staff Liaison and either t~~The Chair~~ or the ~~and~~ Secretary of the Board shall authorize the disbursement of grant funds by wire or certified check ~~to the escrow account of the closing attorney from the Community First account.~~

CHECKLIST

OCCB Policy 0002 (Bank Account)

DATE COMPLETED	TASK
	Council approved award of grant
	Amount of grant approved: _____
	Notification of award to applicant
	Applicant provided <u>ds</u> written acceptance of award
	Grant agreement executed and recorded
	If required, appraisal submitted and reviewed
	Confirmed appraisal supports <u>s</u> grant amount or revised <u>d</u> grant amount
	Written authorization to County Treasurer to move funds from the OCCB State Pool account to Community First account
	If requested, closing extension approved
	Closing date set: _____
	Closing documents provided to OCCB
	Closing documents approved <u>by County attorney and Board representative</u>
	Closing attorney registered as vendor with State
	Grant Agreement agreed to by Applicant Written authorization to County Treasurer / Community First Bank

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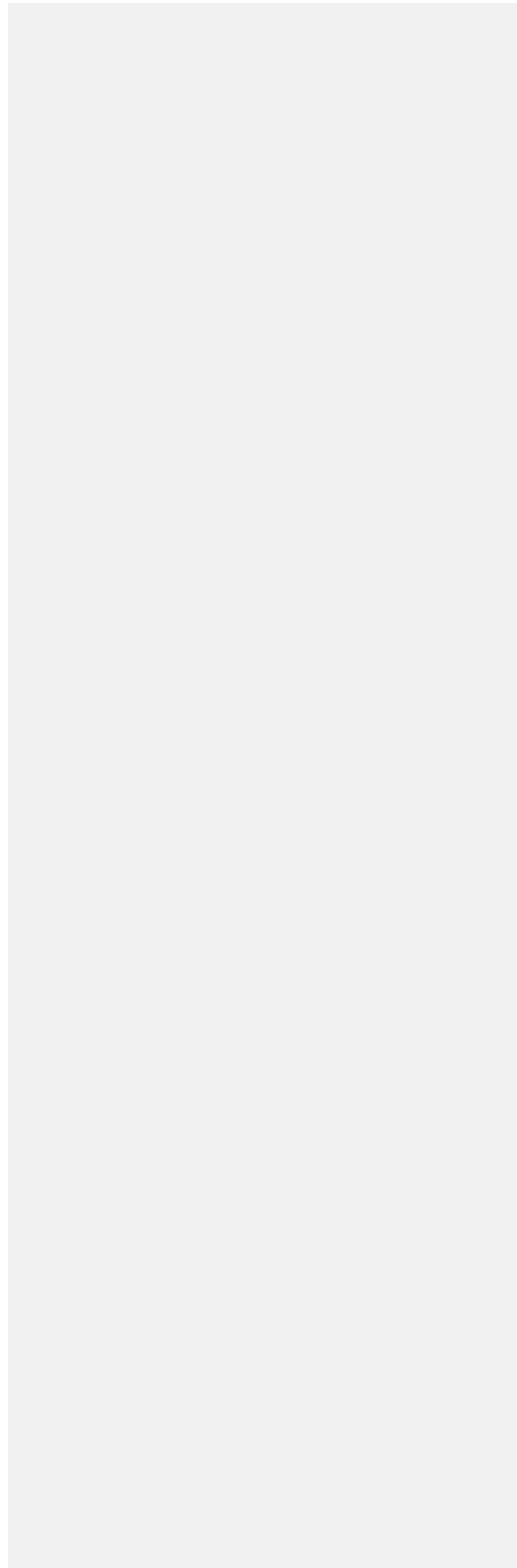
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Board Chair or Secretary _____ Date

~~Board Secretary~~ Staff Liaison

Date





Oconee County Conservation Bank

Title: Bank Account
Policy No. 0002

Effective Date: September 15, 2020

Revision Date(s): April 6, 2021, September 21, 2021

Page 1 of 2

Attachments: Checklist

Purpose:

This policy governs the procedures used in opening, maintaining, and closing bank accounts or investment accounts for the Oconee County Conservation Bank.

Definitions:

1. The definitions set forth in Chapter 2, Article IV, Division 9, Section 2-399 of the Oconee County Code of Ordinances are incorporated by this reference.
2. "Community First account" means the OCCB account at Community First Bank established by the Board.
3. "Disburse" means to deliver the funds approved by the Board to the escrow account of the closing attorney.
4. "Grant" means the monetary award made to an Eligible OCCB Recipient.
5. "Staff Liaison" means the lead County staff member assigned by the County Administrator to support the Board in the operation and management of the OCCB.
6. "State Pool" means Local Government Investment Pool managed by the State Treasurer pursuant to Sections 6-6-10, 12-45-220, and 11-1-60 of the 1976 Code of Laws of South Carolina, as amended.
7. "Treasurer" means the person duly elected as the Treasurer of Oconee County.

Policy:

1. The Chair and Secretary of the Board shall open an account at Community First Bank at the Walhalla, SC branch.

2. The name on the Community First account shall be the Oconee County Conservation Bank with the address as 415 South Pine Street, Walhalla, SC 29691.
3. The Board and Staff Liaison shall manage the funds in the Community First account on behalf of the OCCB.
4. Disbursements from the Community First account shall require two signatures, that of the Staff Liaison and that of either the Chair or the Secretary of the Board.
5. The Board may invest all or part of the OCCB funds in the State Pool, considering the need, if any, to maintain funds in the Community First account.
6. The Treasurer shall manage the OCCB funds in the State Pool on behalf of the OCCB.
7. The Treasurer shall move OCCB funds from the State Pool only upon the authorization of the Staff Liaison and either the Chair or the Secretary of the Board.
8. After independently completing, signing, and filing the attached Checklist with the Staff Liaison, the Staff Liaison and either the Chair or the Secretary of the Board shall authorize the disbursement of grant funds by wire or certified check from the Community First account.

CHECKLIST

OCCB Policy 0002 (Bank Account)

DATE COMPLETED	TASK
	Council approved award of grant
	Amount of grant approved: _____
	Notification of award to applicant
	Applicant provided written acceptance of award
	If required, appraisal submitted and reviewed
	Confirmed appraisal supports grant amount or revised grant amount
	Written authorization to County Treasurer to move funds from the OCCB State Pool account to Community First account
	If requested, closing extension approved
	Closing date set: _____
	Closing documents provided to OCCB
	Closing documents approved by County attorney and Board representative
	Grant Agreement agreed to by Applicant

Board Chair or Secretary Date

Staff Liaison Date



Oconee County Conservation Bank

Title: Bank Account
Policy No. 0002

Effective Date: September 15, 2020

Revision Date(s): April 6, 2021

Page1 of 2

Attachments: Checklist

Purpose:

This policy governs the procedures used in opening, maintaining, and closing bank accounts or investment accounts for the Oconee County Conservation Bank.

Definitions:

1. The definitions set forth in Chapter 2, Article IV, Division 9, Section 2-399 of the Oconee County Code of Ordinances are incorporated by this reference.
2. "Community First account" means the OCCB account at Community First Bank established by the Board.
3. "Clerk" means the person duly appointed as the Clerk to the Council.
4. "Disburse" means to deliver the funds approved by the OCCB to the escrow account of the closing attorney.
5. "Grant" means the monetary award made to an Eligible OCCB Recipient by the Council.
6. "State Pool" means Local Government Investment Pool managed by the State Treasurer pursuant to Sections 6-6-10, 12-45-220, and 11-1-60 of the 1976 Code of Laws of South Carolina, as amended.
7. "Treasurer" means the person duly elected as the Treasurer of Oconee County.

Policy:

1. The Chair and Secretary of the Board shall open an account at Community First Bank at the Walhalla, SC branch.

2. The name on the Community First account shall be the Oconee County Conservation Bank with the address as 415 South Pine Street, Walhalla, SC 29691.
3. The Board shall manage the funds in the Community First account on behalf of the Bank.
4. Disbursements from the Community First account shall require two signatures. The Chair and Secretary of the Board are designated as the two persons authorized to disburse funds.
5. The Board may invest all or part of the Bank funds in the State Pool, considering the need, if any, to maintain funds in the Community First Bank account.
6. The Treasurer shall manage the funds in the State Pool on behalf of the Bank.
7. Prior to disbursing any grant funds, the Chair and the Secretary shall independently complete the attached Checklist.
8. The Treasurer shall disburse funds from the State Pool only upon the authorization of both the Chair and Secretary of the Board.
9. The Chair and Secretary of the Board shall authorize the disbursement of grant funds by wire or certified check to the escrow account of the closing attorney.

CHECKLIST

OCCB Policy 0002 (Bank Account)

DATE COMPLETED	TASK
	Council approved award of grant
	Amount of grant approved: _____
	Notification of award to applicant
	Applicant provides written acceptance of award
	Grant agreement executed and recorded
	If required, appraisal submitted and reviewed
	Confirmed appraisal support grant amount or revise grant amount
	If requested, closing extension approved
	Closing date set: _____
	Closing documents provided to OCCB
	Closing documents approved
	Closing attorney registered as vendor with State
	Written authorization to County Treasurer / Community First Bank

Board Chair

Board Secretary

OCONEE COUNTY CONSERVATION BANK GRANTS DISBURSED & PENDING

September 21, 2021

PROJECT/OWNER; OWNER/EASEMENT HOLDER	GRANT	CLOSING	ACRES	RECIPIENT, APPLICANT	PURPOSE	CONSERVATION EASEMENT/FEE SIMPLE
Oconee Towne; SC DNR	\$9,567.33	6/5/2017	53.68	Upstate Forever, Naturaland Trust	History, Conservation, Public Access	Fee Simple
Jerry Powell; OCWCD	\$7,500.00	8/17/2017	94.10	Oconee Soil & Water Conservation District	Working Farm, Conservation	Conservation Easement
McKinney Creek Oconee Bell Preserve/Cliff Timber LLC; The Naturaland Trust	\$58,000.00	12/5/2019	195.60	Naturaland Trust	Conservation, Public Access	Fee Simple
Gary and Christy Lyle; OSWCD	\$45,000.00	6/17/2020	165.89	Oconee Soil & Water Conservation District	Working Farm, Conservation, Water Quality Protection	Conservation Easement
Chapman Bridge Oconee Bell Preserve/Cliff Timber LLC; The Naturaland Trust	\$88,000.00	7/29/2020	238.72	Naturaland Trust	Conservation, Public Access	Fee Simple
Elaine Morris Trust; UF	\$12,500.00	12/22/2020	26.26	Upstate Forever	Conservation	Conservation Easement
Whetstone Creek Preserve/Lyles Estate; Naturaland Trust	\$66,100.00	12/29/2020	155.56	Upstate Forever, Naturaland Trust	Working Farm, Conservation, Water Quality Protection	Fee Simple
Taychoedah/Dorothy Heger and Geary Hughes; UF	\$17,999.00	09/02/2021	42.02	Upstate Forever	Water Quality, Habitat Protection	Conservation Easement
Peggy Moore; OSWCD	(\$10,000.00)	(PENDING - Oct 2021)	(58.60)	Oconee Soil & Water Conservation District	Working Farm, Water Quality Protection	Conservation Easement
Whetstone Hill/Ernest Lombard; UF	(\$11,499.00)	(PENDING)	(38.1)	Upstate Forever	Working Farm, Water Quality, Habitat Protection	Conservation Easement
Grants Disbursed, Cost/Acre, Acres Protected, % \$ and Acres for FS/CE	\$304,666.33	\$313.50/Ac	971.83	\$221,667.33 or 72.76% Fee Simple	\$82,999.00 or 27.24% Conservation Easement	643.56 Acres or 66% FS 328.27 Acres or 34% CE
Bank Expenses	\$154.54					
TOTAL EXPENDED	\$304,810.87					



Barcode ID: 2062875 Type: DEE
Recorded: 01/14/2021 at 02:46:00 PM
Fee Amt: \$25.00
Oconee, South Carolina, Register Of Deeds Of
Anna Davison - Register Of Deeds
Page 1 of 4

BK **2645** PG **181-184**

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE) **GRANT AGREEMENT**

This Grant Agreement is executed by and between Oconee County, South Carolina and Naturaland Trust, it successors and assigns, to wit:

WHEREAS, the County has approved Upstate Forever's Application for Funding through the Oconee County Conservation Bank (the "OCCB" or "Conservation Bank") and has awarded Upstate Forever grant funds in the amount of Sixty-six Thousand One Hundred and 00/100 (\$66,100.00) Dollars (the "Grant Funds") for the fee simple conservation purchase of a tract of land (the "Property") from the Estate of William Lyles by Naturaland Trust for the purpose of permanently conserving the Property. See Exhibit A for a legal description of the Property;

WHEREAS, the County's contribution of the Grant Funds was effected pursuant to Sections 2-398 through 2-409 of the Oconee County Code of Ordinances (the "Conservation Bank Ordinance");

WHEREAS, Sections 2-404 and 2-405 of the Conservation Bank Ordinance require that the County and the OCCB be indemnified in the amount of the Grant Funds in the event of improperly used OCCB funds, title issues or defects, or other issues referenced in Section 2-405;

WHEREAS, as part of the closing of the fee simple purchase of the Property, Naturaland Trust will secure title insurance from First American Title Insurance Company;

WHEREAS, Naturaland Trust, the County, and the OCCB entered into a agreement for Ratification of Modifications to Grant Application and Grant Approval, which among other things, requires Naturaland Trust to enter into a grant agreement as part of the receipt of the Grant Funds from the County; and

WHEREAS, this Grant Agreement is the grant agreement referred to in said Ratification agreement.

NOW, THEREFORE, the County and Naturaland Trust agree as follows:

1. Naturaland Trust agrees to indemnify and reimburse the County and the Conservation Bank as to any deficiencies, claims, or damages related to title, ownership of the Property, or improper use of Grant Funds in an amount up to the total of the Grant Funds, as required by the Conservation Bank Ordinance.
2. Naturaland Trust agrees to indemnify and reimburse the County and the Conservation Bank in an amount up to the total of the Grant Funds in the event that the Grant Funds cannot be used for their intended purpose, which is the permanent conservation of the Property, in circumstances such as, but not limited to: fee simple title to the Property not being vested in Naturaland Trust; any defect in, or lien or encumbrance on, the title to the Property (subject to the stated exceptions in the title insurance policy); unmarketable title; lack of

FILED WITH COUNTY OF OCONEE
ANNA K. DAVISON
REGISTER OF DEEDS
01122021 JAN 14 PM 2:46

250
Horton Jaw
307 Pettigrew St
Dunnville, SC 29621

access to and from the Property or the inability to exercise the contemplated use of the Property as conservation property; the use of the Property for other than conservation purposes or for purposes incompatible with the permanent conservation of the Property; and failure to comply with any of the requirements of the Conservation Bank Ordinance.

3. Naturaland Trust agrees to indemnify and reimburse the County and the Conservation Bank in an amount up to the total of the Grant Funds used to acquire the Property in the event the interests in the Property are extinguished, terminated, sold, transferred, assigned, alienated, or converted and can not be replaced as required by the Conservation Bank Ordinance.
4. Naturaland Trust agrees to notify the Conservation Bank of any intended transfer of the Property or any part or interest thereof.
5. Naturaland Trust agrees that the Conservation Bank shall have the unilateral authority to prohibit the transfer of the Property, if the Conservation Bank determines that the proposed transfer of the Property will threaten the permanent conservation of the Property.
6. Naturaland Trust shall maintain title insurance to indemnify and reimburse the County and the Conservation Bank in an amount up to the total of the Grant Funds for issues related to the title to the Property and to maintain funds sufficient to indemnify and reimburse the County and the Conservation Bank in an amount up to the total of the Grant Funds in the event that title insurance is unavailable, for any reason, or if the issues are unrelated to title to the Property.
7. This Agreement shall bind Naturaland Trust, its successors and assigns, and shall continue in existence so long as the obligations as described herein and in the Conservation Bank Ordinance remain in force.
8. In the event any one or more of the provisions contained in this Grant Agreement shall be for any reason held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Grant Agreement, and this Grant Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
9. This Grant Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute but one and the same instrument.

The foregoing being acceptable to the parties, each so signifies by executing this Grant Agreement below.

Oconee County

[Handwritten Signature]
Signature

Witness: [Handwritten Signature]

By: Amanda F Brock
Amanda Brock

Witness: Ladelle V Price

Its: Administrator

Date: 1/8/2021

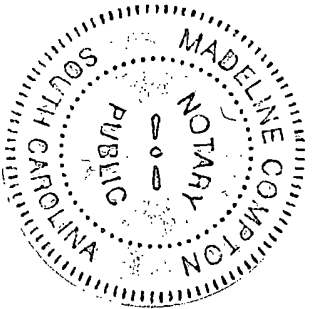
STATE OF SOUTH CAROLINA)
)
COUNTY OF Oconee)

ACKNOWLEDGEMENT

I, Madeline Compton, a Notary Public, do hereby certify that **Oconee County**, by and through its duly-authorized signatory, Amanda Brock, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN TO AND SUBSCRIBED
before me this 8 day of January, 2021.

Madeline Compton (SEAL)
notary signature
print notary name Madeline Compton
Notary Public for SC
My commission expires: August 14, 2030



The foregoing being acceptable to the parties, each so signifies by executing this Grant Agreement below.

Naturaland Trust

MAC STONE
Signature

By: MAC STONE

Mac Stone

Its: Executive Director

Witness: [Signature]

Witness: [Signature]

Date: 12/29/2020

STATE OF SOUTH CAROLINA)

)

COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, John Kehl, a Notary Public, do hereby certify that **Naturaland Trust**, by and through its duly-authorized signatory, Mac Stone, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN TO AND SUBSCRIBED
before me this 29th day of December, 2020

[Signature] (SEAL)

notary signature

print notary name John Kehl

Notary Public for SC

My commission expires: 11/21/21



LEGAL NOTICES

LEGALS

Personal Representative: Amanda Perry Address: 425 Sharon Church Rd., Liberty, SC 29657

Estate: Harold Young Date of Death: 07/20/2021 Case Number: 2021ES3700579 Personal Representative: Michelle Y. Smith Address: 125 Young Acres Dr., Walhalla, SC 29691

Estate: Barbara Jo Jones Justice Date of Death: 07/11/2021 Case Number: 2021ES3700551 Personal Representative: Donna Kay Lecroy Address: 2604 Pickens Hwy., Seneca, SC 29672

Estate: Jerald Lex Wilbanks Date of Death: 07/09/2021 Case Number: 2021ES3700572 Personal Representative: Erica Quentin Wilbanks Address: 314 Easter Ln., Seneca, SC 29678 Attorney, if applicable: Randall M. Newton Address: P.O. Box 1539 Clemson, SC 29633

NOTICE TO CREDITORS OF ESTATES

ALL PERSONS HAVING claims against the following estates must file their claims on Form #371ES with the Probate Court of Oconee County, the address of which is 415 South Pine Street, Room #202 Walhalla, SC 29691, within eight (8) months after the date of the first publication of this Notice to Creditors or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et seq.), or such persons shall be forever barred as to their claims.

ALL CLAIMS ARE required to be presented in written statements on the prescribed form (Form #371ES) indicating the name and address of the claimant, the basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.

Estate: Danny Andrew Smith Date of Death: 06/23/2021 Case Number: 2021ES3700540 Personal Representative: Marilyn Smith Address: 721 Cleveland Pike Rd

LEGAL NOTICES

LEGALS

Estate: George Tillman Williams, Jr. Date of Death: 07/04/2021 Case Number: 2021ES3700556 Personal Representative: Jane Burriss Williams Address: 811 Marina Pointe Ct., Seneca, SC 29672 Attorney, if applicable: Paul Cain Address: PO Box 1528 Seneca, SC 29679

Estate: Ruben Aguayo Date of Death: 11/17/2020 Case Number: 2020ES3700683 Personal Representative: Martha Patricia Pointer Address: 410 Retreat St., Westminster, SC 29693 Attorney, if applicable: Jessica N. Schultz Address: 701 South Main St., Greenville, SC 29601

Estate: Martha Langford Thieme Date of Death: 05/25/2021 Case Number: 2021ES3700513 Personal Representative: Sean Tanner Riley, Esquire Address: 10121 Clemson Blvd., Suite D Seneca, SC 29678

Estate: Garce Albertson Date of Death: 01/02/2021 Case Number: 2021ES3700388 Personal Representative: Marion Paul Albertson Address: 795 Albertson Dr., Westminster, SC 29693

Estate: Mary Parks Bass Date of Death: 07/03/2021 Case Number: 2021ES3700577 Personal Representative: Joy B. Conley Address: 216 Plantation Ln., Inman, SC 29349

Estate: Glen Davis Bolt AKA Glenn Davis Bolt Date of Death: 06/07/2021 Case Number: 2021ES3700541 Personal Representative: Brenda J. Bolt Address: 175 Town Rd., West Union, SC 29696

Estate: Mary Lou Brazeale Date of Death: 01/31/2021 Case Number: 2021ES3700322 Personal Representative: Judge Brazeale Address: 107 King Dr., Seneca, SC 29678

Estate: Cynthia James Butts Date of Death: 06/15/2021

LEGAL NOTICES

LEGALS

CONSERVATION DISTRICT TO THE LAKE RESIDENTIAL DISTRICT, PURSUANT TO OCONEE COUNTY CODE OF ORDINANCES CHAPTER 38, ARTICLE 8.

U-STOR-IT Mini Warehouse Inside • Outside • No Cameras Fenced • Not Gated • Lighted Old Clemson Hwy. 654-1000

SE HOME IMPROVEMENT

A Touch of Fire... Gas Logs & Fireplace Services



Fireplace Construction Gas Lines & Logs Installation Wood Stoves & Gas Appliances Installed

VETERAN'S DISCOUNT

"We Will Beat Any Competitors Price"

Insured & Certified

Call or Email Andrew at 864.888.7300

Case Number: 2021ES3700555
Personal Representative:
Christopher M Bowen
Address: 201 Lakeside CT.,
Clemson, SC 29631

**NOTICE TO CREDITORS
OF ESTATES**

ALL PERSONS HAVING claims against the following estates must file their claims on Form #371ES with the Probate Court of Oconee County, the address of which is 415 South Pine Street, Room #202 Walhalla, SC 29691, within eight (8) months after the date of the first publication of this Notice to Creditors or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et seq.), or such persons shall be forever barred as to their claims.

ALL CLAIMS ARE required to be presented in written statements on the prescribed form (Form #371ES) indicating the name and address of the claimant, the basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.

Estate: Rosa Carter Driver
Date of Death: 07/09/2021
Case Number: 2021ES3700537
Personal Representative:
Henry G. Driver
Address: 121 South Oak Point Dr.,
Seneca, SC 29672

**NOTICE TO CREDITORS
OF ESTATES**

ALL PERSONS HAVING claims against the following estates must file their claims on Form #371ES with the Probate Court of Oconee County, the address of which is 415 South Pine Street, Room #202 Walhalla, SC 29691, within eight (8) months after the date of the first publication of this Notice to Creditors or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et seq.), or such persons shall be forever barred as to their claims.

ALL CLAIMS ARE required to be presented in written statements on the prescribed form (Form #371ES) indicating the name and address of the claimant, the basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.

will allow the sale and off premises consumption of beer and wine at 1042 Tiger Blvd, Clemson SC 29631 To object to the issuance of this license and/or permit, you must submit Form ABL-20, postmarked no later than September 03, 2021.

Mail protests to SCDOR, ABL Section, PO Box 125, Columbia, SC 29214-0907 or email to ABL@dor.sc.gov.

NOTICE OF APPLICATION

Notice is hereby given that RMS LIQUOR LLC intends to apply to the South Carolina Department of Revenue for a license and/or permit that will allow the sale and off premises consumption of liquor at 1042 Tiger Blvd, Clemson SC 29631 To object to the issuance of this license and/or permit, you must submit Form ABL-20, postmarked no later than September 03, 2021.

Mail protests to SCDOR, ABL Section, PO Box 125, Columbia, SC 29214-0907 or email to ABL@dor.sc.gov.

Notice of Public Hearing

There will be a public hearing at 6pm, Tuesday, September 21, 2021 in Oconee County Council Chambers located at 415 South Pine Street, Walhalla, SC 29691 for the following ordinance:

**STATE OF SOUTH CAROLINA
OCONEE COUNTY
Ordinance 2021-17**

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDED FEE AGREEMENT BETWEEN OCONEE COUNTY AND PREZERO US SERVICES, LLC, AND AMENDING THE AMENDED FEE AGREEMENT DATED AS OF OCTOBER 1, 2019; AND OTHER MATTERS RELATED THERETO.

Notice of Public Hearing

There will be a public hearing at 6pm, Tuesday, September 21, 2021 in Oconee County Council Chambers located at 415 South Pine Street, Walhalla, SC 29691 for the following ordinance:

**STATE OF SOUTH CAROLINA
OCONEE COUNTY
Ordinance 2021-18**

AN ORDINANCE TO REZONE PARCEL 192-00-04-028 FROM THE

GARRETT REPAIR

Service You Can Trust
20% Senior Discount

Installing Atlas Roofing

Electrical

Plumbing

Handyman Services

FREE ESTIMATES!

LICENSED & INSURED!

864-647-4577

thompson@garrettrepair.com

GOLIATH Maintenance & Haul Away

Big, Tall, or Small ... We Do It All

Decking - Fencing

Gutter Cleaning/Repair

Landscaping - Painting/Staining

Plumbing - Pressure Washing

Window Washing

Roofing - Remodeling

Large Trash Haul Away - And More!

For a Free Quote

Please call 864-722-4461

May you have a blessed day!

Service Finder:



The **EASIEST** way
to find the right
person for the job
you need done!

Find A L



SC Regional Housing Authority No.1

2, 3 & 4 Bedroom
Unfurnished Apartments
Available in Seneca,
Walhalla & Westminster

Rental fee includes: Water, Sewer, & Natural Gas
Rent based on income.
Small pets allowed with deposit.

Please contact Bridgette at 864-882-8485

SCRHA is an equal housing organization and prohibits
discrimination because of race, color, religion, sex,
handicap, national origin or familial status.



PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

IN RE: STATE OF SOUTH CAROLINA OCONEE COUNTY Ordinance 2021-17

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 08/25/2021 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager



Jessica Wells
Notary Public
State of South Carolina
My Commission Expires November 12, 2030

Subscribed and sworn to before me this
08/25/2021



Jessica Lee Wells
NOTARY PUBLIC
State of South Carolina
My Commission Expires
November 13, 2030