

ORDINANCE NO. ____

AN ORDINANCE TO AMEND AN AGREEMENT FOR THE DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK (2010 PARK) OF GREENVILLE AND ANDERSON COUNTIES SO AS TO ENLARGE THE PARK TO INCLUDE CERTAIN PARCELS IN CONNECTION WITH THAT CERTAIN FEE IN LIEU OF TAX ARRANGEMENT BETWEEN ANDERSON COUNTY, COVAN'S PROPERTIES, LLC, AND COVAN'S PROPERTIES MILLS, LLC (FORMERLY IDENTIFIED BY THE COUNTY AS PROJECT UNDERWOOD).

WHEREAS, pursuant to Ordinance No. 2010-026 enacted October 19, 2010, by Greenville County Council, Greenville County entered into an Agreement for the Development of a Joint County Industrial and Business Park (2010 Park) dated as of December 1, 2010, as amended, with Anderson County ("Agreement");

WHEREAS, pursuant to Section 3(A) of the Agreement, the boundaries of the park created as a result of the Agreement ("Park") may be enlarged pursuant to ordinances of the County Councils of Greenville County and Anderson County;

WHEREAS, in connection with certain incentives being offered by Anderson County, it is now desired that the boundaries of the Park be enlarged to include parcels in Anderson County;

NOW, THEREFORE, be it ordained by Greenville County Council that Exhibit A to the Agreement is and shall be amended and revised to include property located in Anderson County described in the schedule attached to this Ordinance, and, pursuant to Section 3(B) of the Agreement, at and after adoption by Anderson County of a corresponding ordinance, the Agreement shall be deemed amended to so include the property and Exhibit A as so revised, without further action by either county.

DONE in meeting duly assembled: February 2, 2021.

GREENVILLE COUNTY, SOUTH CAROLINA

(SEAL)

Willis Meadows, Chairman of County Council
Greenville County, South Carolina

Joseph M. Kernell, County Administrator
Greenville County, South Carolina

ATTEST:

Regina McCaskill, Clerk to County Council
Greenville County, South Carolina

First Reading: December 1, 2020
Second Reading: December 15, 2020
Third Reading: February 2, 2021
Public Hearing: February 2, 2021

Addition to Exhibit A to
Agreement for the Development of a Joint County Industrial and
Business Park dated as of December 1, 2010, as amended,
between Anderson County and Greenville County

Property Description

Parcel #1:

All that certain piece parcel or lot of land shown and designated as 0.51 acres more or less as more accurately described on that certain Survey for "The Commercial Bank Honea Path, SC" prepared by Dunn & Dunn, Inc., Barry K. Dunn, Dr., PLS 8857, revised September 26, 2007 and recorded in the Register of Deeds Office of Anderson County in Plat Slide 1793, Page 10 with the following metes and bounds to wit:

Beginning at an "O. Mag. Nail" in the concrete sidewalk along West Greer Street thence turning and running S 87 07' 22" W 102.57 feet to a 1" Rod; thence turning and running N 08 15' 43" W 289.10 feet to an 1" OTP; thence turning and running N 44.41' 48" E 42.33 feet to a mag. nail set; thence turning and running S 28 41' 07" E 149.89 feet to a ¾" rod; thence turning and running S 60 26' 07" W 22.21 feet to a mark in a block wall; thence turning and running S 24 14' 57" E 67.31 feet to a point; thence turning and running S 60 50' 10" W 22.11 feet; thence turning and running S 28 54' 16" E 110.17 feet to the point of beginning.

This being the same property conveyed to Town of Honea Path by deed of Dean H. Townsley dated August 12, 2008 and recorded August 19, 2008 in the Office of the Register of Deeds for Anderson County, South Carolina in Deed Book 8810 at Page 45.

Tax Map Number 275-07-07-028-000

Parcel #2:

ALL that certain piece, parcel or lot of land, lying and being situate in the Town of Honea Path, County of Anderson, State of South Carolina, lying on the northern side of West Greer Street, and containing .18 acres, more or less, as shown on a plat by Joseph A Nehme dated February 15, 2001, of record in the Office of the Register of Deeds for Anderson County, South Carolina in Slide 1243 at Page 1, and having the metes and bounds, courses and distances as upon said plat appear. Said lot being bounded on the South by West Greer Street; on the West by property now or formerly of Third Generation, Inc., as shown on said plat; and on the North and East by various owners.

This being the same property conveyed unto William Curtis Moore and T E. Martin by deed from Third Generation, Inc., dated July 11, 2001 and recorded July 30, 2001 in the Office of the Register of Deeds for Anderson County, South Carolina in Record Book 4288 at page 346, aforesaid records. Subsequently thereafter the said William Curtis Moore died on or about October 8, 2018 and pursuant the terms of his Last Will and Testament, devised his interest unto Rosemary M. Moore. See Anderson County PJ Roll# 2018ES0401411, also see Deed of Distribution from the estate of the late William Curtis Moore unto Rosemary M. Moore dated January 25, 2019 and recorded January 29, 2019 in Record Book 13748 at page 00186, aforesaid records.

Tax Map Number 275-07-07-026-000

Parcel #3:

ALL that certain piece, parcel or lot of land with improvements thereon, situate, lying and being within the corporate limits of the Town of Honea Path, Anderson County, South Carolina, shown on a plat by F. E. Ragsdale, Surveyor, dated June 15, 1970 recorded in the Office of the Clerk of Court for Anderson County in Plat Book 71 at Page 143, and according to said plat, having the following metes and bounds, courses and distances: BEGINNING at an iron pin comer on the northerly side of West Greer Street, which comer is 1.5 feet west of the comer of the building upon said lot, and running thence N 08-1 6W 287.5 feet to a comer common with property now or formerly of Hawkins, thence S80-30W 308.5 feet to a comer on the easterly side of Newman Street, thence along said street N09-48W 109.8 feet to a comer in said street, thence N65-32E along the southern side of Newman Street 268.8 feet to an angle, thence N61-04E 104.7 feet to a comer, thence S28- 36E 127.8 feet to a comer in a twelve foot alley running in a westerly direction from North Main Street, thence S61-29W 101 feet to a comer, thence S53-53E 55.4 feet to an angle, thence S28-53E 348.4 feet to a comer on the northerly side of West Greer Street, thence along said street S86-1 7W 157 feet to the beginning comer.

LESS AND EXCEPTING HOWEVER: that certain 0.18 acre, more or less as shown on a survey for William Curtis Moore and T. E. Martin by Joseph A. Nehme, dated February 15, 2001 of record in the Office of the Register of Deeds for Anderson County in Plat Slide 1243 at Page I.

LESS AND EXCEPTING HOWEVER: 0.51 acres, more or less conveyed by Dean H. Townsley to the Town of Honea Path by deed dated August 11, 2008 and recorded August 19, 2008 in the aforesaid Register of Deeds Office in Record Book 8810 at Page 45.

This being the same property conveyed unto Community First Bank by deed of Ellis B. Drew, Jr., as Master in Equity for the County of Anderson by Master's Foreclosure Deed dated August 16, 2013 and recorded August 26, 2013 in Record Book 11081 at page 00094, aforesaid records.

Tax Map Number 275-07-07-018-000

SOUTH CAROLINA)
)
GREENVILLE COUNTY)

I, the undersigned Clerk to County Council of Greenville County, South Carolina, do hereby certify that attached hereto is a true, accurate and complete copy of an ordinance which was given reading, and received majority approval, by the County Council at meetings of December 1, 2020, December 15, 2020, and February 2, 2021, at which meetings a quorum of members of County Council were present and voted, and an original of which ordinance is filed in the permanent records of the County Council.

Regina McCaskill, Clerk, Greenville County Council

Dated: _____, 2021