



CONDEMNED

LOCATION: 1100 Woodside Avenue

THIS BUILDING AND/OR EQUIPMENT IS UNSAFE OR UNFIT FOR HUMAN HABITATION AND ITS USE OR OCCUPANCY IS PROHIBITED, BY THE CODE OFFICIAL, COUNTY OF GREENVILLE, SOUTH CAROLINA.

IT SHALL BE PUNISHABLE BY LAW TO OCCUPY THIS BUILDING OR REMOVE OR DEFACE THIS NOTICE. CODE OF LAWS OF GREENVILLE COUNTY, CHAPTER 5.

"Any person, firm, corporation or agent, who shall violate the provisions of this ordinance or fails to comply with any of the requirements thereof, shall be guilty of a misdemeanor, punishable within the jurisdictional limits of magistrate's court. Each such person, firm, corporation or agent shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this ordinance is committed, or continued."

11-10-2015

DATE

DAVIDSON

CODE OFFICIAL

Contact the Code Official for further information at 864-467-7090.

OWNER'S AFFIDAVIT

CONNIE MAXWELL CHILDREN'S HOME ("Owner"), who being duly sworn according to law and intending to be legally bound, deposes and says to the extent of his actual knowledge as follows:

1. The Owner inherited the property in 2017 and was also conveyed interest via Quit Claim Deed from Highland Baptist Church of 3270 Highway 414 Taylors, SC 29687 filed in Deed Book 2609 at Page 5962 on December 1st, 2020 in the Register of Deeds for Greenville County, South Carolina.

2. During the time of the Owner's ownership of the Property, the Property, including the Building, has not been occupied.

3. This Affidavit is given to induce the County Council of Greenville, South Carolina (the "County Council") to adopt an ordinance certifying that the Building is an "abandoned building" within the meaning of Section 12-67-120(1) of the Abandoned Buildings Act and the Building and adjacent driveways and parking areas constitute a "building site" within the meaning of Section 12-67-120(2) of the Abandoned Buildings Act, all pursuant to the authority granted to City Council by Section 12-67-160(A) of the Code. The Affiant and the Owner understands that material reliance will be placed upon this Affidavit by the City Council.

IN WITNESS WHEREOF, this Owner's Affidavit is given this 23rd day of April, 2021.

Owner:

Connie Maxwell Children's Home

By: Eric Taylor

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I certify that Eric Taylor, personally appeared before me this day and acknowledged that he is an authorized signatory for the owner of the property and that he, in such capacity, being authorized to do so, voluntarily signed the foregoing on behalf of the Company for the purposes stated therein.

Date: 4/23/2021

By: Lori Brooks

Print Name: Lori N. Brooks

Notary Public for South Carolina

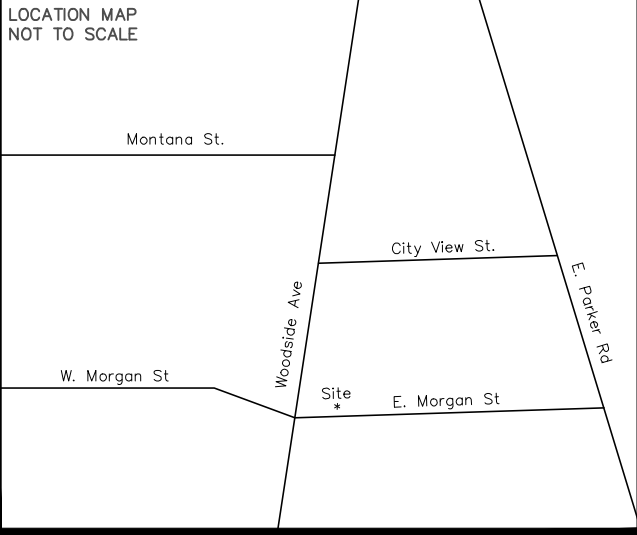
My Commission Expires: 5-22-2023

[Seal or Stamp]



NOTES:

- 1.) The underground utilities shown were located from above ground evidence or existing drawings provided by various sources.
- 2.) The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 3.) Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.
- 4.) Reference Plat: A recorded plat for Tawanda J. Wardlaw dated 26 April 1996. Said plat can be found in Plat Book 32-R Page 55 in the Greenville County Register of Deeds office in Greenville, South Carolina. A recorded plat for Map of Morgan-Hill Addition dated 15 May 1902. Said plat can be found in plat book A page 69 in the Greenville County Register of Deeds office in Greenville, South Carolina.



"I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN."

GREENVILLE COUNTY, S.C.

DATE: 04-05-21 SCALE: 1" = 40'

S.C. REG. NO.
17933

Survey for Binary, LLC

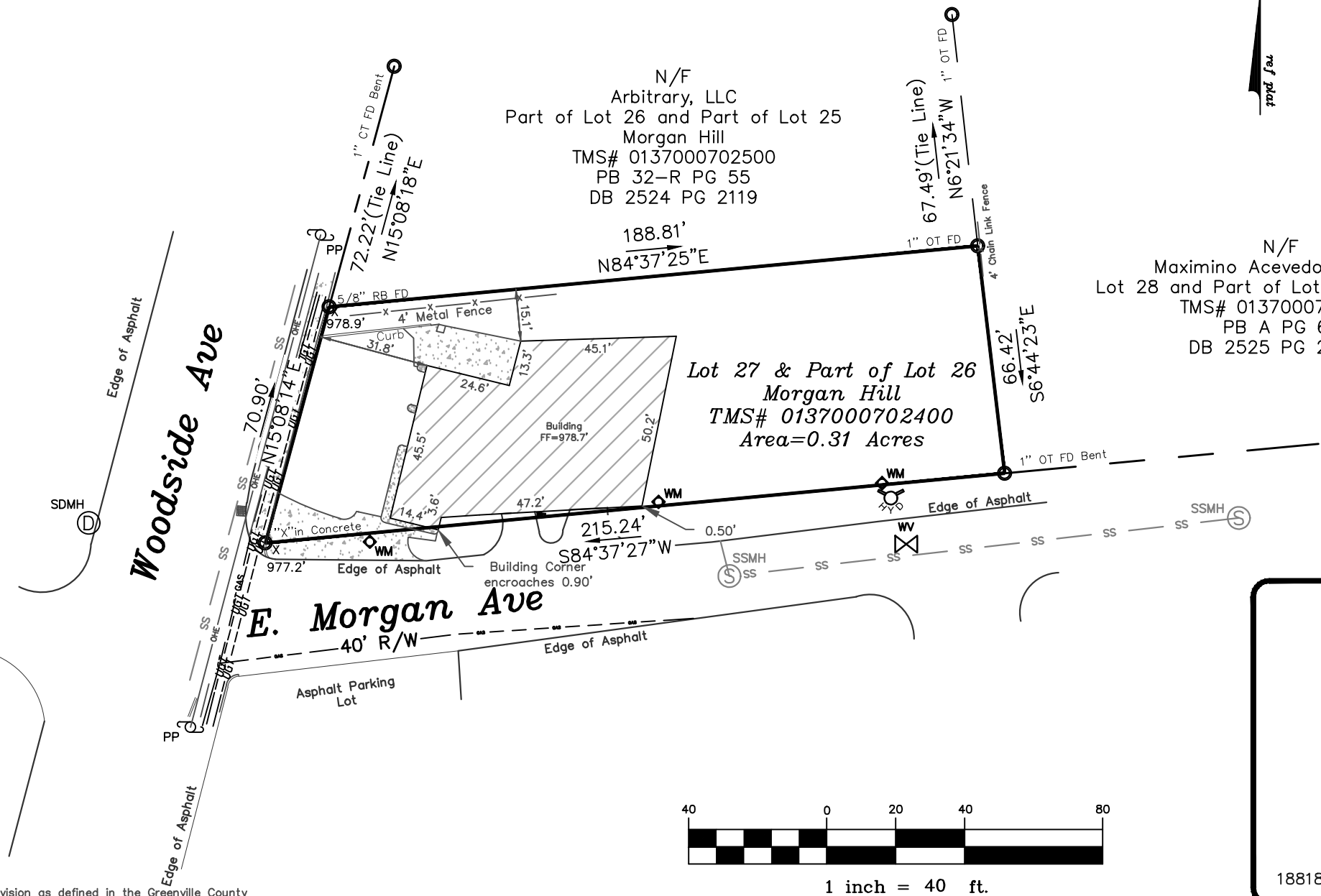
Part of Lot 27 & Part of Lot 26 Morgan Hill
1100 Woodside Ave Greenville, SC



GEOTECHNICAL, ENVIRONMENTAL,
CONSTRUCTION MATERIALS, AND FORENSIC ENGINEERING
CONSTRUCTION MATERIALS TESTING | LABORATORY TESTING
LAND SURVEYING | SPECIAL INSPECTIONS

9 Pilgrim Road, Greenville, South Carolina 29607
Phone (864) 234-7368 | Fax (864) 234-7369 | www.eas-pro.com

188188



<input type="radio"/>	Identify	Details	Map	<input type="radio"/>
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High

Connie Maxwell Childrens Home

WOODSIDE

Zoom to

[Community Info](#) [Property Report](#)
[Property Card](#) [Estimated Taxes](#)
[Ownership History](#) [Assessment History](#)
[Map Links](#) [Oblique Photos](#)

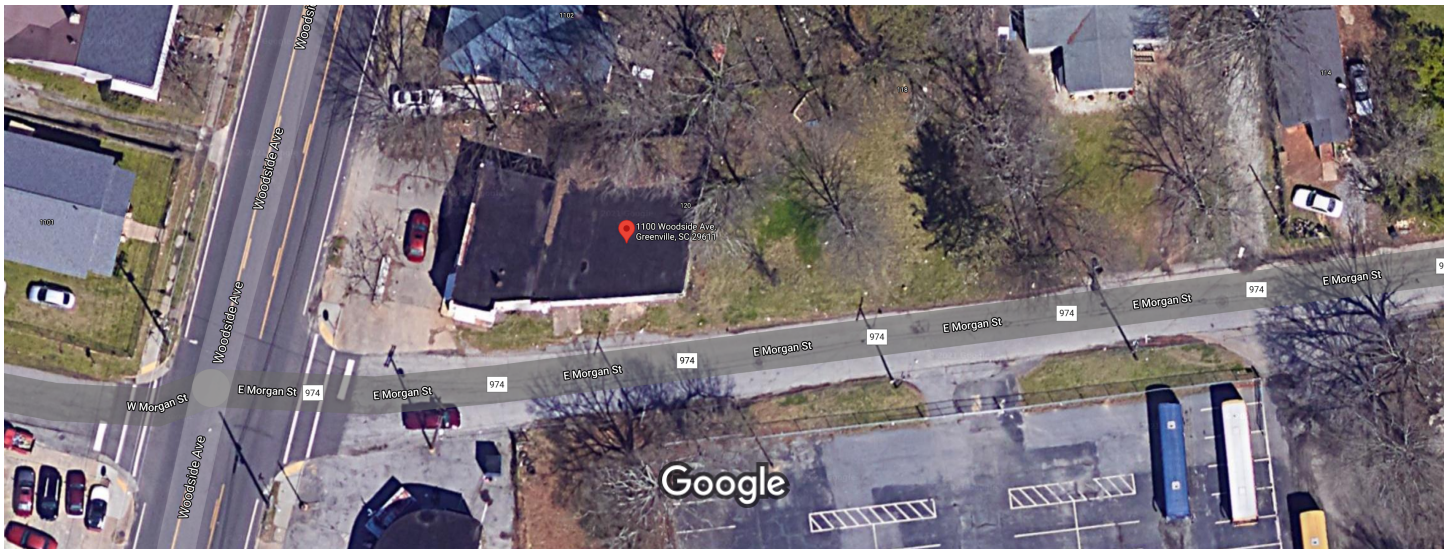
PIN / Tax Map #	0137000702400
Owner Name	Connie Maxwell Childrens Home
Owner Name 2	
Mailing Address	810 Maxwell Ave
City	Greenwood
State	SC
Zip Code	29646
In Care Of	
Previous Owner	Connie Maxwell Childrens Home
Deed Date	12/1/2020
Deed Book	2609
Deed Page	5962
Plat Book	A
Plat Page	69
Tax District	239
Market Area	C00157
Jurisdiction	1
Land Use	940
Legal Description	27,PT.26
Subdivision	Morgan Hill



Property Tax History			
Tax Year	Owner Name	Taxable Market Value	Taxes
2019	Connie Maxwell Childrens Home	\$32,180	\$1,637.11
2018	Connie Maxwell Childrens Home	\$32,180	\$1,576.57
2017	Connie Maxwell Childrens Home	\$32,180	\$1,881.57
2016	Southerlin Claude Connie Maxwe	\$32,180	\$5,152.62
2015	Rimer Annie Sue Life Est	\$32,180	\$1,489.45
2014	Rimer Annie Sue Life Est	\$30,580	\$1,449.79
2013	Rimer Annie Sue Life Est	\$30,580	\$1,434.21
2012	Rimer Annie Sue Life Est	\$30,580	\$1,417.89
2011	Rimer Annie Sue Life Est	\$30,580	\$1,248.97
2010	Rimer Annie Sue Life Est	\$30,580	\$1,238.17
2009	Rimer Annie Sue Life Est	\$43,105	\$6,806.18
2008	Rimer Annie Sue Life Est	\$43,105	\$1,371.78
2007	Rimer Annie Sue Life Est	\$43,105	\$1,344.58
2006	Rimer Annie Sue Life Est	\$38,239	\$1,023.99
2005	Rimer Annie Sue Life Est	\$38,239	\$982.94
2004	Rimer Annie Sue Life Est	\$38,239	\$909.31
2003	Rimer Annie Sue Life Est	\$38,239	\$821
2002	Rimer Annie Sue Life Est	\$38,239	\$897.23
2001	Rimer Annie Sue Life Est	\$38,239	\$786.01
2000	Rimer Annie Sue Life Est	\$53,000	\$1,013.74
1999	Rimer Annie Sue Life Est	\$53,000	\$1,000.70
1998	Rimer Annie Sue Life Est	\$53,000	\$954.44

Ownership History				
Owner Name	Deed Book	Deed Page	Date of Last Sale	Last Sale Price
Southerlin Claude		0	20130429	\$0
Rimer Annie Sue Life Est	1453	26	19820101	\$0
Rimer Annie Sue Life Est	1453	26	19811231	\$0

Google Maps 1100 Woodside Ave



Map data ©2021 , Map data ©2021 20 ft



1100 Woodside Ave

Building



Directions



Save



Nearby



Send to your
phone



Share



1100 Woodside Ave, Greenville, SC 29611

Photos



2021040023

5 Pgs

DEED Book: DE 2622 Page: 1931 - 1935

April 26, 2021 11:44:51 AM Cons: \$26,000.00

Rec: \$15.00 Cnty Tax: \$28.60 State Tax: \$67.60

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Haney

Prepared by: McDonald Patrick Poston Hemphill & Roper, LLC
414 Main Street, P. O. Box 1547, McCormick, SC 29648

STATE OF SOUTH CAROLINA**DEED****COUNTY OF GREENVILLE**

KNOW ALL MEN BY THESE PRESENTS, that **CONNIE MAXWELL CHILDREN'S HOME, a South Carolina nonprofit corporation** (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, to the Grantor in hand paid at and before the sealing of these presents by **BINARY, LLC, a South Carolina limited liability company** (hereinafter called "Grantee") the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee its successors and assigns the following described property:

SEE ATTACHED EXHIBIT "A"

Grantee's Mailing Address: 550 Tanner Road, Greenville, SC 29607

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 said Premises before mentioned unto the said Grantee, its successors and assigns forever.

AND the said Grantor does, hereby bind the Grantor and its Successors and Assigns to warrant and forever defend all and singular the Premises unto the said Grantee, and Grantee's Successors and Assigns, against Grantor and all parties whomsoever lawfully claiming any interest in the Premises, or any part thereof, by, through or under Grantor, but against no others.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its undersigned officer(s) or partner(s) and its seal to be hereto affixed.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

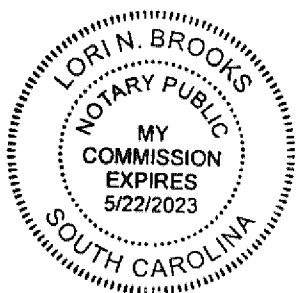
Jain Brock
Witness

By: Eric Taylor
Eric Taylor, Vice President for Advancement

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that CONNIE MAXWELL CHILDREN'S HOME, by and through Eric Taylor, its Vice President for Advancement, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Witness my hand and official seal this 23rd day of April, 2021.



2021040023 DE BK 2622 PG 1932

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. Property located 1100 Woodside Avenue bearing Greenville County Tax Map Number 0137000702400, was transferred by Connie Maxwell Children's Home to Binary, LLC on _____, 2021
3. Check one of the following: The deed is
 - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See information section of affidavit): _____.
(If Exempt, please skip items 4-7 and go to item 8 of this affidavit)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit.
 - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of: \$26,000.00
 - (b) _____ The fee is computed on the fair market value of the realty which is: _____
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____

5. Check Yes _____ or No x to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is _____.

6. The deed recording fee is computed as follows:

- | | | |
|-----|--|--------------------|
| (a) | Place the amount listed in item 4 above here: | <u>\$26,000.00</u> |
| (b) | Place the amount listed in item 5 above here:
(if no amount is listed, place zero here) | _____ |
| (c) | Subtract Line 6(b) from Line 6(a) and place result here | <u>\$26,000.00</u> |

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$96.20.

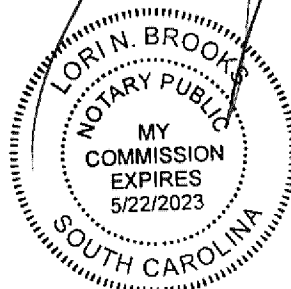
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Grantor

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 23
day of April, 2021.

Lori N. Brooks
Notary Public for South Carolina
My Commission Expires: 5/22/2023

Responsible Person Connected with the Transaction
Eric Taylor, Vice President for Connie Maxwell Children's Home
Print or Type Name Here



INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, the other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are Deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A 'family partnership' is a partnership whose partners are all members of the same family. A 'family trust' is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. 'Family' means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A 'charitable entity' means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791 (a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

EXHIBIT "A"

All that certain piece, parcel or lot of land being and lying in Greenville County, State of South Carolina being shown and designated as follows. Beginning on what is now or formerly Center street in what is known as City View. Known and designated as Lot No. 21, block "E" according to a plat recorded in Plat Book E Page 124, and having the following metes and bounds to wit: BEGINNING at an iron pin on Center street at corner of Lot No. 20 and running thence with Center Street No. N. 82 E. 50 feet to an iron pin corner of lot No. 22; thence with line of lot No. 22 N. 0-30 E. 165 feet to an iron pin on line of lot No. 28 and 29; thence S. 85 W. 50 feet to corner of Lot No. 20; thence with line of lot No. 20 S. 0-30 W. 168.6 feet to the beginning corner.

This being a portion of the property conveyed to Connie Maxwell Children's Home by Quitclaim Deed of Highland Baptist Church dated December 1, 2020 and recorded in Book 2609 at Page 5962 in the Register of Deeds for Greenville County. See Estate of Mildred S. Gossett administered in the Greenville County Probate under case number APT1453F26.

Tax Map #: 0137000702400

Known as 1100 Woodside Avenue



Expenses					
	<u>Pre-Purchase / Due Dilligence</u>			(9,691)	
'19	ECS	environmental consulting, Phase I report	(3,640)		
	EnviroSouth	environmental consulting, soil vapor testing	(3,200)		
	McCall Environmental	environmental legal consultation	(1,001)		
'20	EnviroSouth	environmental consulting, Phase I report	(1,850)		
	<u>Purchase</u>			(26,997)	
	Escrow Deposits		(14,000)		
	Due at Closing		(13,080)		
	Refund		83		
	<u>Other Costs</u>			(1,044)	
	Interest Expense		(409)		
	Tax Prep		(575)		
	Wire Fees		(60)		
	<u>Environmental Cleanup</u>			(28,000)	
	UST removal		(20,500)		
	VCC Work Plan Scope		(7,500)	(3,902)	paid to date
	<u>Site</u>			(3,120)	
	Front paving removal, gravel		(1,500)		
	Junk removal		(770)		
	Site cleanup		(850)		
	<u>Design & Engineering</u>			(1,000)	
	Survey		(1,000)		
	Costs Before Abandoned Building Notice of Intent to Rehabilitate			(69,852)	
	<u>Environmental Cleanup</u>			(27,500)	
	VCC Work Plan Scope		(27,500)		
	<u>Design & Engineering</u>			(23,250)	
	Survey		(750)		
	Architect		(15,000)		
	Engineers		(7,500)		
	Rehab & Construction - include GC profit & overhead				
	<u>General</u>			(7,500)	
	Permitting		(2,500)		
	Utility Tap, Connection Fees		(5,000)		
	<u>Site</u>			(30,000)	
	Grading		(5,000)		
	Stormwater		(5,000)		
	Curb & Gutter		(5,000)		
	Paving		(15,000)		
	<u>Structure - Front Portion (Garage)</u>			(108,500)	
	Foundation / Slabs		(10,000)		

		Wall & Roof Structure	(3,500)			
		Roofing	(11,000)			
		Windows & Doors	(20,000)			
		Exterior Finish	(10,000)			
		HVAC	(15,000)			
		Electrical	(6,500)			
		Plumbing	(7,500)			
		Fire Protection	0			
		Interior Upfit	(25,000)			
		<u>Structure - Back Portion (Shed)</u>		(103,000)		
		Foundation / Slabs	(5,000)			
		Wall & Roof Structure	(12,000)			
		Roofing	(20,000)			
		Windows & Doors	(12,500)			
		Exterior Finish	(15,000)			
		HVAC	(15,000)			
		Electrical	(6,000)			
		Plumbing	(7,500)			
		Fire Protection	0			
		Interior Upfit	(10,000)			
		<u>Other Costs</u>		(40,500)		
		Interest Expense	(5,000)			
		Developer Fee	(6,000)			
		Legal	(3,500)			
		Tax Prep	(1,000)			
		Contingency	(25,000)			
		<u>Abandoned Building Notice - Projected Budget</u>		(340,250)		
			80%	(272,200)		
			125%	(425,313)		

South Carolina Secretary of State

Business Entities Online

File, Search, and Retrieve Documents Electronically

Binary, LLC

Corporate Information

Entity Type: Limited Liability Company**Status:** Good Standing**Domestic/Foreign:** Domestic**Incorporated State:** South Carolina

Important Dates

Effective Date: 12/17/2018**Expiration Date:** N/A**Term End Date:** 12/17/2117**Dissolved Date:** N/A

Registered Agent

Agent: Cliff Carden**Address:** 1754 Woodruff Road, #179
Greenville, South Carolina 29607

Official Documents On File

Filing Type	Filing Date
Amended Articles of Organization	12/21/2020
Notice of Change of Designated Office, Agent or Address of Registered Agent	12/18/2020
Articles of Organization	12/17/2018

For filing questions please contact us at **803-734-2158**

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