

Supplement "B"

Property List

Multi Property – March 22, 2023

Lot 1

Seller: Estate of Marvin Simmons

- 209 Washington Street, Anderson, South Carolina
Anderson County – TMS – 150.07.01.017

209 Washington Street, Anderson, SC is a frame house with metal roof and vinyl siding and fenced yard. Property was last occupied in July 2022. Property will be transferred by Warranty deed with any taxes due to be prorated as of day of closing.

Deposit: - \$2500.00 - due at signing - or ½ of the bid amount whichever is less, balance at closing.

Lot 2

Seller: Estate of Marvin Simmons

- 110 & 112 W Reed Street, Anderson, South Carolina
Anderson County – TMS – 124-24-12-004

110 & 112 W Reed Street, Anderson, SC are two frame houses situated on a single lot in the city. 110 appears to be in good condition, 112 seems to had some fire damage. The extent is not known. Property will be transferred by Warranty deed with any taxes due to be prorated as of day of closing.

Deposit: - \$2,500.00 - due at signing - or ½ of the bid amount whichever is less, balance at closing.

Lot 3

Seller: Estate of Marvin Simmons

- 124 Skelton Lane, Anderson, South Carolina
Anderson County – TMS – 129-00-02-046
- xxx Lawrence Beaty Road, Anderson, South Carolina
Anderson County – TMS – 099-02-06-012

124 Skelton Lane and the Lot on Lawrence Beaty Road are Vacant - Wooded **UN-Restricted lots**. The surrounding homes are manufactured homes.. Property will be transferred by Warranty deed with any taxes due to be prorated as of day of closing.

Deposit: - \$2,500.00 - due at signing - or ½ of the bid amount whichever is less, balance at closing.

Lot 4

Seller: Estate of Marvin Simmons

- **111 Marie Street, Anderson, South Carolina
Anderson County – TMS – 124-26-04-003**
- **213 Marie Street, Anderson, South Carolina
Anderson County – TMS – 124-26-04-000**

111 & 213 Marie Street are adjoining vacant lots with water and sewer available. The surrounding homes are single family homes.. Property will be transferred by quit claim deed with any taxes due to be prorated as of day of closing.

Deposit: - \$1,500.00 - due at signing - or ½ of the bid amount whichever is less, balance at closing.

Lot 5

Seller: Estate of Marvin Simmons

- **110 Marie Street, Anderson, South Carolina – LOT 8
Anderson County – TMS – 124-25-13-032 - (Investment Package)**

110 Marie Street, Anderson, SC was sold in August of 2018 through a contract for deed agreement. The contract is current and a sample amortization, as well as the agreement for the transfer of the property is attached and available for viewing under the auction document section. The terms of the agreement are as follows: The original purchase price was \$35,000.00 and was adjusted for repair credits. The balance due by grantee was \$19,700.00 which was financed for 15 years (180 mths) @ 7 percent. In addition to the monthly installments, the grantee also was to pay \$85.00 per month as escrow to cover the taxes and insurance. (the escrow amount is subject to review and revision.) The Current balance including interest as of March 2023 through the term of this agreement is \$22,132.60. The interest that will be earned on the remaining balance is 6,450.39 with a principal balance of \$15,686.23. This lot is for the assignment of the "Contract for Deed" and the deeded interest of Mr. Simmon, subject to this agreement. This agreement will be transferred by assignment and the property deeded by Warrenty deed. RECAP: Basically if your total amount paid on the remaining balance of 22,132.60 you would earn 9 percent on your investment. Since the opening bid has been adjusted to 60 percent of the remaining balance due...and assuming no other bids are received your additional return of investment would yield an addition 6 percent making your over return approximately 15 percent. These projected earnings are provided as sample for you bidding consideration and it is recommended that you calculate your earnings based on your bids and not rely on this sample scenario.

Deposit: - \$3,500.00 - due at signing - or ½ of the bid amount whichever is less, balance at closing.

Lot 6

Seller: Estate of Marvin Simmons

- **104 Marie Street, Anderson, South Carolina – LOT 8
Anderson County – TMS – 124-25-13-018 - (Investment Package)**

104 Marie Street, Anderson, SC was sold in August of 2018 through a contract for deed agreement. The contract is current and a sample amortization, as well as the agreement for the transfer of the property is attached and available for viewing under the auction document section. The terms of the agreement are as follows: The original purchase price was \$36,000.00. The terms of the agreement are as follows: The original purchase price was \$36,000.00 with 4000.00 paid down. The balance due by grantee was \$32,000.00 which was financed for 10 years (120 mths) @ 9 percent. In addition to the monthly installments, the grantee also was to pay \$115.00 per month as escrow to cover the taxes and insurance. (the escrow amount is subject to review and revision.) The Current balance including interest as of March 2023 through the term of this agreement is \$26,345.54. The interest that will be earned on the remaining balance is 5,554.98 with a principal balance of \$20,790.56. This agreement will be transferred by assignment and the property deeded by Warranty deed. RECAP: Basically if your total amount paid on the remaining balance of 20,790.56 you would earn 9 percent on your investment. Since the opening bid has been adjusted to 60 percent of the remaining balance due...and assuming no other bids are received your additional return of investment would yield an addition 6 percent making your over return approximately 15 percent. These projected earnings are provided as sample for your bidding consideration and it is recommended that you calculate your earnings based on your bids and not rely on this sample scenario.

Deposit: - \$3,500.00 - due at signing - or ½ of the bid amount whichever is less, balance at closing.

Lot 7

Seller: Linda H Moon

- **417 Lewis Street, Anderson, South Carolina
Anderson County – TMS – 124-08-01-010**
- **Rear Tract - 417 Lewis Street, Anderson, South Carolina
Anderson County – TMS – 124-08-01-027**

417 Lewis Street, Anderson, SC is a 4500 sq foot block structure situated on double lot. Most recently the property was used for storage, however it has electrical service as well as public water and sewer. Also included in this lot is a .79 acre tract which runs along the right and rear portion of the property. Total frontage is 175 feet with a total acreage of approximately 1.07 acres. This property is shown as 413 Lewis Street on the county tax information. - This property transferred by Warranty Deed. Taxes prorated through day of closing.

Deposit: - \$5000.00 - due at signing - or ½ of the bid amount whichever is less, balance at closing.

Lot 8

Seller: Estate of Linda H Moon

- **415 Lewis Street, Anderson, South Carolina – Lot 62
Anderson County – TMS – 124-08-01-026**

415 Lewis Street is a 1700 sq foot building situated on single lot and adjoins lot 7. This property has electrical service as well as public water and sewer. Total frontage is 60 feet. This property is shown as 411 Lewis Street on the county tax information. his property transfered by Warranty Deed. Taxes prorated through day of closing.

Deposit: - \$5000.00 - due at signing - or ½ of the bid amount whichever is less, balance at closing.

Lot 9

Seller: Estate of Linda H Moon

- **313 Miriam Road, Starr, South Carolina 29684
Anderson County – TMS – 129.00.01.025**

313 Miriam Rd in Starr, South Carolina is a wooded 5-acre parcel with a 2300 sq. foot home built in 2004. The home is full basement construction with 12-inch-thick concrete walls and concrete decking provided a substantial palette for the upper floor which houses two large bedrooms and what the previous owner used as their library. On the lower level is nice family room with rock fireplace, eat in kitchen and several large utility areas... some with garage door access.

This property transfered by Warranty Deed. Taxes prorated through day of closing.

Deposit: - \$5000.00 - due at signing - or ½ of the bid amount whichever is less, balance at closing.

Lot 10

Seller: Estate of George Sullivan

- **Tract 2 Highway 24, Anderson, South Carolina
Anderson County – TMS – 069-22-01-029**

Tract 2 - Highway 24 is a commercial lot with over **140 feet of frontage** and measures just over three quarters of an acre. This **level lot is between Wiles and New Hope Road** and is next to the **"Chicken Basket"** at **4110 Highway 24**. This high traffic area is home to a variety of businesses.

This property transferred by Warranty Deed. Taxes prorated through day of closing.

Deposit: - \$5000.00 - due at signing - or ½ of the bid amount whichever is less, balance at closing.

Signature