

**AN ORDINANCE TO APPROVE THE SALE OF +/- .034 ACRE LOCATED AT 122 FOLGER AVENUE TO JSCI MAIN STREET DINER, LLC**

**WHEREAS**, the City of Easley owns property located at 122 Folger Avenue and has approved an Economic Development Agreement with Project Silo related to their development of commercial establishments and job creation on this property; and

**WHEREAS**, the City of Easley has held conversations with JSCI Main Street Diner, LLC and their proprietors related to the planed redevelopment at the Silos and future use of JSCI's neighboring properties; and

**WHEREAS**, JSCI Main Street Diner LLC has asked the City to grant, bargain, sell and release +/- .034 acres, as identified in the attached exhibit, located between the Silo structures and their property where they have located equipment necessary for future development of their properties; and

**WHEREAS**, the City of Easley and JSCI have discussed considerations related to future expansion of the Doodle Trail, city parks, and other City infrastructure that would be beneficial to the public; and

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EASLEY, SOUTH CAROLINA, AS FOLLOWS:**

1. The City Council agrees to sale the property identified in the attached property survey as "Portion of Tract B - JSCI" for \$10.00 and future consideration related to future City projects.
2. The City hereby authorizes the Mayor or the City Administrator to make minor corrections, execute, and deliver such documents as may be necessary or useful to affect the implementation of the sale of property via the Exhibit attached to this Ordinance and authorizes the City Attorney to draft and record a proper Title to Real Estate reflecting the attached Exhibit.

**THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON SECOND READING.**

First Reading: 7-8-19

Second Reading: 10-14-19

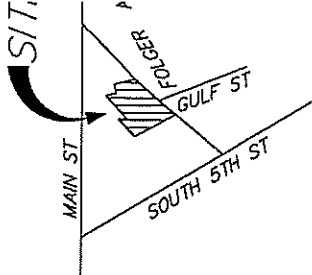
**CITY OF EASLEY, SOUTH CAROLINA**

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

For I know that my redeemer liveth, and that he shall stand at the latter day upon the earth



LOCATION (NOT TO SCALE)

**LEGEND**

- V = POWER POLE
- ☀ = FIRE HYDRANT
- OE- = OVERHEAD ELECTRICITY
- R/W = RIGHT-OF-WAY
- PT = COMPUTED POINT
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- NF = NAIL FOUND
- NS = NAIL SET
- NGF = NAIL & CAP FOUND
- PKNS = PK NAIL SET
- TMS = TAX MAP SHEET
- DB = DEED BOOK
- PG = PAGE

TRACT A  
38520 SQ FT  
0.884 ACRES

REMAINDER OF TMS# 5019-15-63-8426

TRACT B  
1482 SQ FT  
0.034 ACRES

PORTION OF TMS# 5019-15-63-8426

TOTAL AREA  
40002 SQ FT 0.918 ACRES

122 FOLGER AVE  
EASLEY, SC 29640



**SMITH SURVEYORS, INC.**  
6907-C Colhoun Mem. Hwy.  
Easley, SC 29640  
Phone: 864-859-5729  
coksmith\_78@yahoo.com

Date MAY 17, 2019  
DWG# 1207018B PROJ 12070180

ROBERT DALE KIRK P  
JOHN COKE SMITH IV PL



HARDEES RESTAURANTS LLC  
TMS# 5019-15-63-8445  
DB 1521 PG 105

CITY OF EASLEY  
TMS# 5019-15-63-7323  
DB 236 PG 223

**BLE**

Bearing	Distance
N 27° 00' 09" W	49.04'
S 7° 03' 36" E	36.09'
N 46° 27' 51" E	10.04'
S 38° 56' 21" E	58.00'
N 73° 14' 34" E	42.22'
S 14° 02' 59" E	80.33'
S 41° 04' 01" W	87.01'
N 47° 01' 24" E	26.79'
S 13° 53' 18" E	47.24'
N 76° 21' 01" E	43.27'
S 14° 02' 59" E	16.03'

SURVEY FOR  
CITY OF EASLEY



REFERENCE IS HEREBY MADE TO A DEED FOR SOUTH CAROLINA FARM BUREAU MARKETING ASSOCIATION DEED BOOK 49 PAGE 46, DB 2044 PAGE 124, AND A PLAT BY THIS FIRM DATED 12-7-2001 FOR DA ACRES & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR

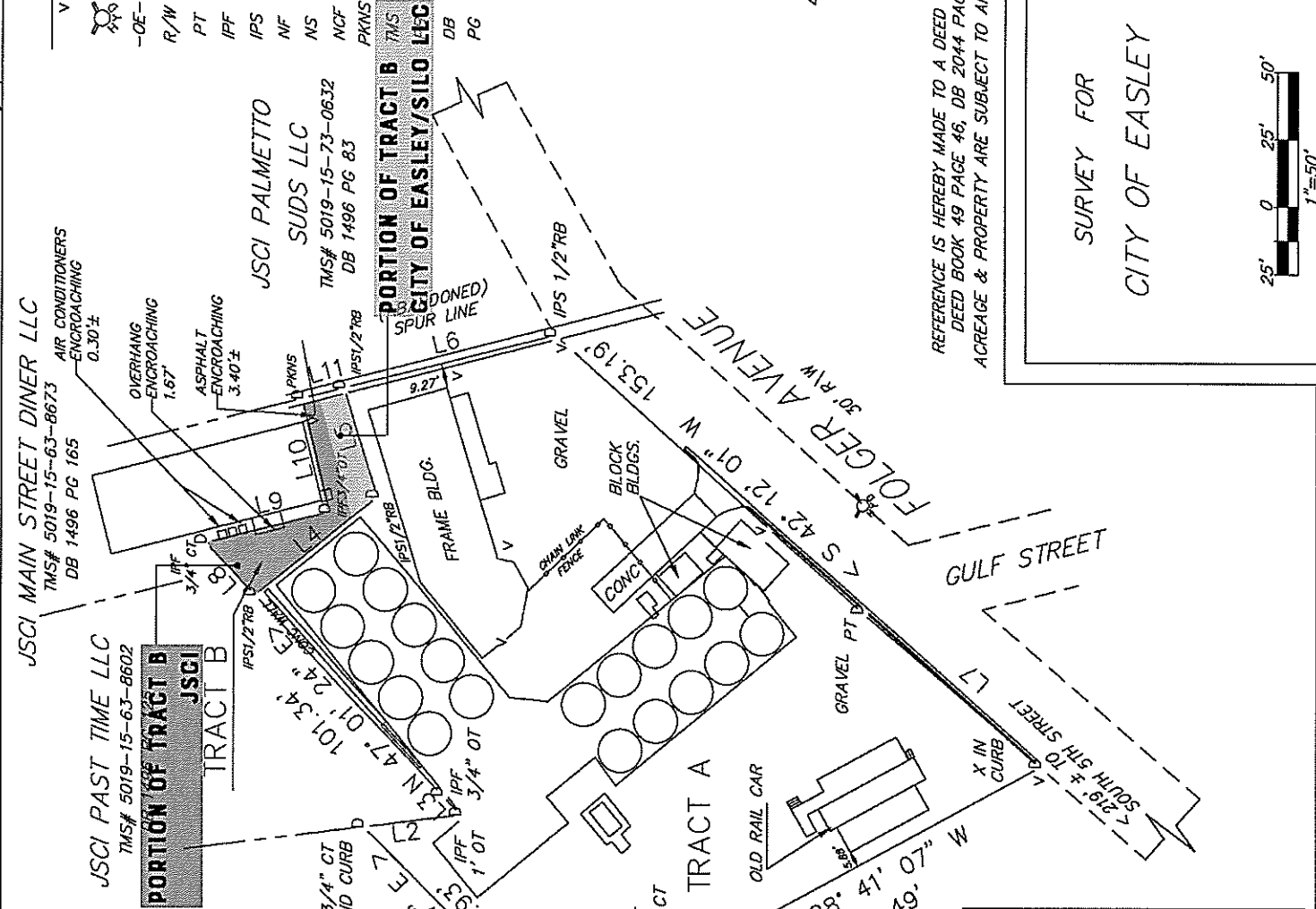
JSCI MAIN STREET DINER LLC  
TMS# 5019-15-63-8673  
DB 1496 PG 165

JSCI PAST TIME LLC  
TMS# 5019-15-63-8602

PORTION OF TRACT B  
JSCI

JSCI PALMETTO  
SUDS LLC  
TMS# 5019-15-73-0632  
DB 1496 PG 83

PORTION OF TRACT B  
CITY OF EASLEY/SILO LEG



**No Title Examination Conducted  
No Title Opinion Rendered**

**TITLE TO REAL ESTATE**

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STATE OF SOUTH CAROLINA )

**GRANTEE ADDRESS:**

COUNTY OF PICKENS )

KNOW ALL MEN BY THESE PRESENTS, THAT **City of Easley, South Carolina**, [Grantor(s)] in consideration of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, has granted, bargained sold and released, and by these presents does grant, bargain, sell and release unto **JSCI Main Street Diner, LLC**, [Grantee(s)], its heirs and assigns forever, all right, title and interest, in and to the following real property:

ALL that certain piece, parcel or lot of land lying, situate and being in the State of South Carolina, County of Pickens, in the City of Easley, as Tract B, containing 0.034 acre, on a "Survey for City of Easley," dated May 17, 2019, prepared by Smith Surveyors, Inc., Robert Dale Kirk, PLS #16133, and recorded in the Office of the Register of Deeds for Pickens County, SC, in Plat Book \_\_\_\_ at Page \_\_\_\_, reference to which is hereby made for a more complete and accurate description.

This being a portion the same property conveyed unto the grantor(s) by deed of Watson Graham Properties, Inc., recorded in Deed Book 2044 at Page 124 on March 25, 2019, in the Register of Deeds Office for Pickens County, South Carolina.

TMS# P/O 5019-15-63-8426

The above described properties are subject to any and all easements and/or rights of way for roads, utilities, drainage, etc., as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this \_\_\_\_ day of \_\_\_\_\_, 2019.

SIGNED, sealed and delivered  
in the presence of:

City of Easley, South Carolina

\_\_\_\_\_  
1<sup>st</sup> Witness

\_\_\_\_\_  
**Larry D. Bagwell, Mayor** (Seal)

\_\_\_\_\_  
Witness/Notary

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF PICKENS         )    PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written deed, that the subscribing witness is not a party to or beneficiary of this transaction, and that (s)he with the other witness subscribed above, witnessed the execution thereof.

\_\_\_\_\_  
1<sup>st</sup> Witness

SWORN to before me this  
\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Print Name:  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: \_\_\_\_\_

Mail to: Brian K. James, L.L.C., Attorney at Law, P.O. Box 93, Easley, SC 29641