

Off Highway 1283, Loris
(Horry County) SC 29569
ABSOLUTE

THURSDAY, FEBRUARY 22, 2024

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



Features

**CALL FOR
INFORMATION**

**770.425.1141
or 800.479.1763
johndixon.com**



**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

PROPERTY TYPE:	Agriculture
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	2.98±
TAX ID:	15010030001
AGENT:	n/a

02/24 GAL: 2034, NC: 6397, SC: 002815R

This property was acquired by the seller due to delinquent tax sale deed and will be transferred by Quitclaim Deed only using the most recent deed description. No title search has been performed by the seller, auctioneer, or closing attorney. Title insurance will not be offered.

It is the bidder's responsibility to inspect the property and conduct own due diligence prior to bidding. Neither the Seller nor the Auctioneer make any representations as to suitability for buyer's intended use.

The Seller acquired these properties by tax sale deed. The properties were previously sold by the county at the annual real property tax sale due to delinquent property taxes.

The Seller does not warrant title to the property and shall convey the subject property by Quitclaim Deed only using the most recent deed description. Purchaser understands the Quitclaim Deed conveying the property only transfers the interest the Seller obtained by virtue of its tax sale deed.

The Seller is not conveying and cannot convey marketable title in this Property by virtue of its tax deed.

The legal axiom of caveat emptor or "buyer beware" applies to this auction. Therefore, you are charged with knowledge of the titles of the properties that are sold and any defects in these titles. The Seller does not warrant the titles and no title search has been conducted. No survey has been prepared. The purchaser is encouraged to and should consult an attorney of your choice prior to bidding on any tax sale property in this auction. Seller's attorney represents only the Seller and does not represent the Purchaser. Purchaser should obtain advice from Purchaser's Attorney prior to bidding on tax sale properties.

The Seller hereby expressly disclaims and negates any representations or warranties of any kind, whether expressed or implied, relating to the condition, merchantability, or fitness for a particular purpose of the real property and improvements thereon, including without limitation any warranty relating to the condition of the real property, its suitability for Purchaser(s) purposes or the status of the properties' maintenance or operation. The Seller does not make any representations or warranties that the real property and improvements thereon may be used for any purpose whatsoever.

EXHIBIT "A"

Pin # 15010030001; Owner: Joseph Chestnut; Successful Bidder: Jerry Lewis

ALL AND SINGULAR, a certain tract or parcel of land lying and being in Green Sea Township, Horry County, South Carolina and being a portion of that certain 80 acre tract of land of Sam Nolan Huggins according to a deed recorded in Deed Book 297 at Page 414, records of Horry County, and being more particularly described as follows:

Beginning on a concrete monument set at the East edge of a canal, said canal being the West line of said Huggins Tract; said monument being further located South 5 deg. 35 min. East 1088.2 feet from a concrete monument at the intersections of canals, the Southwest corner of Clyde Livingston's Home Tract, being the same tract as deeded in 1968 from Sam Nolan Huggins to Clyde Livingston according to deed recorded in Deed Book 385 at Page 389, records of Hony County, proceeds from said beginning monument South 89 deg. 11 min. East 336.45 feet to a concrete monument set on the West edge of a ditch; thence same course 12.00 feet to the center of said ditch; thence with said ditch South 10 deg. 32 min. West 453. feet to the intersection of said ditch and canal; thence said canal North 81 deg. 22 min., West 226.63 feet to a crook; thence North 49 deg. 41 min. West 26.46 feet to a crook; thence North 4 deg. 29 min. West 401.01 feet to a point in the center of said canal; thence South 89 deg. 11 min. East 10.00 feet to the beginning and **contains 2.98 acres and being according to a survey made by Robert D. Inman and Associates May 19, 1970.**

Also, a right of ingress and egress over other lands of Nolan Huggins to enter upon the lands described herein.

This being the identical property conveyed to Joseph Chestnut by deed from Crystal Montgomery, HCDTM, recorded in the Office of the ROD for Horry County in Deed Book 3833 at Page 2364.

; INT 701-141

PIN: 15010030001 - TMS: 0300001090

Parcel

Owner

LEWIS JERRY
894 HWY 145 S
CHESTERFIELD SC 29709

Neighborhood Name VACANT FARM NBHD 1509150 -
A

Neighborhood
Number 1539150

District 300 - GREEN SEA

Legal Acres 2.97

Transfer of Ownership

Grantor	Grantee	Consideration	Transfer Date	Deed Book / Page	Deed Type
	LIVINGSTON CLYDE ETAL	650.00	1991-11-25	1510 / 379	DEED
LIVINGSTON CLYDE ETAL	HELSEL REALTY CO INC	650.00	1991-11-25	1510 / 379	DEED
HELSEL REALTY CO INC	WILLIAM JAY C	4100.00	1994-09-26	1761 / 686	DEED
WILLIAM JAY C	J CURTIS WILLIAMS REV TR	1.00	1994-10-24	1956 / 261	DEED
J CURTIS WILLIAMS REV TR	WILSON GRAIL	400.00	2002-03-29	2474 / 0641	DEED
WILSON GRAIL	BELLAMY DEMONTRO R	1.00	2004-09-10	2791 / 619	DEED
BELLAMY DEMONTRO R	EDGE CHARLES F	7000.00	2010-02-01	3444 / 561	DEED
EDGE CHARLES F	CHESTNUT JOSEPH	4100.00	2015-02-16	3833 / 2364	DEED
CHESTNUT JOSEPH	LEWIS JERRY	4000.00	2022-01-13	4513 / 3493	DEED

Valuation Record

Appraised

Assessment Year	Reason for Change	Residential		Farm			Other		Total
		Land	Improvement	Land	Improvement	Use	Land	Improvement	
2010	Converted REASSESSMENT ROLL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,430.00	\$0.00	\$30,430.00
2014	Converted 2014 Reassessment Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,900.00	\$0.00	\$21,900.00
2019	Converted 2019 Reassessment Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,520.00	\$0.00	\$17,520.00
2023	Converted Tax Roll	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,520.00	\$0.00	\$17,520.00

Land Size

Land Type	Acreage - or - Effective Frontage		Square Feet - or - Effective Depth		Influence Factor
	Res Residual	1.980000		86248.800000	
Res Undevelopd	1.000000		43560.000000		Acres by Rate on RU

Summary of Improvements

No Improvement Data Available.

Summary of Addons

No Improvement Data Available.

Summary of Details

No Improvement Data Available.

Physical Characteristics

No Physical Characteristic Data Available.



