

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

IN THE COURT OF COMMON PLEAS

U.S. Bank National Association, as Indenture
Trustee for VCC 2022-MC1 Trust,
PLAINTIFF,
vs.

Fuller and Fuller Enterprises LLC, a South
Carolina limited liability company; Keith Eric
Fuller; Gantt Water & Sewer District aka Gantt
Sewer, Police & Fire District,

DEFENDANT(S)

SECOND SUPPLEMENTAL ORDER TO
THE MASTER'S ORDER AND
JUDGMENT OF FORECLOSURE AND
SALE

(NON-JURY MORTGAGE
FORECLOSURE)

C/A NO: 2022-CP-23-00070

Deficiency REQUESTED
as to Fuller and Fuller Enterprises LLC, a
South Carolina limited liability company and
Keith Eric Fuller

On February 3, 2023, this Court issued an Order and Judgment of Foreclosure and Sale (hereafter, "Judgment") a Supplemental Order was filed on December 27, 2023 and an Amended Supplemental Order was filed on January 17, 2024. The Plaintiff has moved to supplement the Judgment(s) to reflect the adjustments in the debt figures since the Judgment was issued. A supplemental hearing was held before this Court on March 27, 2025.

At the time of the filing of the Lis Pendens and Complaint, Fuller and Fuller Enterprises, LLC was/were the current owner of record for the subject property.

The Total Debt secured by Note and Mortgage, including interest to date shown on the Judgment, shall be supplemented to reflect the adjustments in the debt figures since the Judgment was issued.

IT IS ORDERED that the Judgment of February 3, 2023, Supplemental Order filed on December 27, 2023 and an Amended Supplemental Order filed on January 17, 2024 are supplemented to show the following Total Debt figures:

Principal Balance	\$	168,750.00
(b) Interest at 10.50% from September 1, 2021 – January 31, 2025	\$	61,277.39
(c) Default Interest at 4.00% from April 29, 2022 – January 31, 2025	\$	41,859.63

(d)	Escrow advances (debits or credits)	\$	20,933.93
	Hazard Insurance	\$2,846.00	
	County Taxes	\$5,973.22	
	Beginning Balance	\$14,157.99	
	Payments	(\$2,044.28)	
	Agency Bill	\$1.00	
(e)	Late Charges	\$	1,328.94
(f)	Property maintenance (preservation)	\$	1,000.00
(g)	Property Inspections	\$	190.00
(h)	Bankruptcy Fees	\$	5,310.00
(i)	Foreclosure Costs	\$	941.85
(j)	Attorney Fees (Foreclosure)	\$	9,473.54
(k)	BPO Fees	\$	1,730.00
(l)	Litigation Fees	\$	7,771.99
(m)	Lien Release Fee	\$	12.00
(n)	Recording Fee	\$	10.00
(o)	Suspense Balance	\$	(1,556.36)
	TOTAL DEBT	\$	319,032.91

IT IS SO ORDERED.

JUDGE'S ELECTRONIC SIGNATURE PAGE TO FOLLOW

FORM 4

**STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
IN THE COURT OF COMMON PLEAS**

**JUDGMENT IN A CIVIL CASE
CASE NO: 2022-CP-23-00070**

U.S. Bank National Association, as Indenture Trustee for
VCC 2022-MC1 Trust,
PLAINTIFF(S)

Fuller and Fuller Enterprises LLC, a South
Carolina limited liability company; Keith Eric
Fuller; Gantt Water & Sewer District aka Gantt
Sewer, Police & Fire District,
DEFENDANT(S)

Submitted by: John S. Kay (S.C. Bar No. 7914), Ashley Z.
Stanley (S.C. Bar No. 74854), Alan M. Stewart (S.C. Bar No.
15576), Sarah O. Leonard (S.C. Bar No. 80165), Gregory
Wooten (S.C. Bar No. 73586)

Attorney for : ☒ Plaintiff ☐ Defendant or
☐ Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

- ☐ **JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- ☒ **DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered. ☐ See Page 2 for additional information.
- ☐ **ACTION DISMISSED (*CHECK REASON*):** ☐ Rule 12(b), SCRPC; ☐ Rule 41(a), SCRPC (Vol. Nonsuit); ☐ Rule 43(k), SCRPC (Settled); ☐ Other
- ☐ **ACTION STRICKEN (*CHECK REASON*):** ☐ Rule 40(j), SCRPC; ☐ Bankruptcy; ☐ Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award; ☐ Other
- ☐ **STAYED DUE TO BANKRUPTCY**
- ☐ **DISPOSITION OF APPEAL TO THE CIRCUIT COURT (*CHECK APPLICABLE BOX*):**
☐ Affirmed; ☐ Reversed; ☐ Remanded; ☐ Other

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED: ☐ See attached order (formal order to follow) ☐ Statement of Judgment by the Court:

ORDER INFORMATION

This order ☐ ends ☐ does not end the case.

Additional Information for the Clerk : Foreclosure Action

INFORMATION FOR THE JUDGMENT INDEX

Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.

Judgment in Favor of (List name(s))	Judgment Against (List name(s))	Judgment Amount To be Enrolled (List amount(s))
U.S. Bank National Association, as Indenture Trustee for VCC 2022-MC1 Trust	Fuller and Fuller Enterprises LLC	\$
If applicable, describe the property, including tax map information and address, referenced in the order: 16 Belle Court and 13 Terry Court, Greenville, SC 29605 / TMS# 0385.00-02-046.00 & 0384.00-02-002.00		

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk. **Note: Title abstractors and researchers should refer to the official court order for judgment details.**

E-Filing Note: In E-Filing counties, the Court will electronically sign this form using a separate electronic signature page.

Charles B. Simmons, Jr., Master in Equity

Judge Code

Date

For Clerk of Court Office Use Only

This judgment was entered on the _____ day of _____, 20____ and a copy mailed first class or placed in the appropriate attorney's box on this _____ day of _____, 20____ to attorneys of record or to parties (when appearing pro se) as follows:

John S. Kay (S.C. Bar No. 7914), Ashley Z. Stanley (S.C. Bar No. 74854), Alan M. Stewart (S.C. Bar No. 15576), Sarah O. Leonard (S.C. Bar No. 80165), Gregory Wooten (S.C. Bar No. 73586)
ATTORNEY(S) FOR THE PLAINTIFF(S)

ATTORNEY(S) FOR THE DEFENDANT(S)

CLERK OF COURT

Court Reporter:

E-Filing Note: In E-Filing counties, the date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgement to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRCP.

ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS REFERENCED ON PAGE 1.

This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

FORM 4 ATTACHMENT

Fuller and Fuller Enterprises, LLC., a South Carolina Limited Liability Company
c/o Keith Eric Fuller, Registered Agent
9 Terry Court
Greenville, SC 29605

Fuller and Fuller Enterprises, LLC., a South Carolina Limited Liability Company
c/o Keith Eric Fuller, Registered Agent
16 Belle Court
Greenville, SC 29605

Fuller and Fuller Enterprises, LLC., a South Carolina Limited Liability Company
c/o Keith Eric Fuller, Registered Agent
1519 White Horse Road
Greenville, SC 29605

Fuller and Fuller Enterprises, LLC., a South Carolina Limited Liability Company
c/o Keith Eric Fuller, Registered Agent
301 Ashbrook Lane
Greenville, SC 29605

Keith Eric Fuller
9 Terry Court
Greenville, SC 29605

Keith Eric Fuller
16 Belle Court
Greenville, SC 29605

Keith Eric Fuller
301 Ashbrook Lane
Greenville, SC 29605

Keith Eric Fuller
1519 White Horse Road
Greenville, SC 29605

Gantt Water & Sewer District aka Gantt Sewer
Kim Edwards, Administrative Assistant
1201 White Horse Road
Greenville, SC

Police & Fire District
c/o Kim Edwards, Administrative Assistant
1201 White Horse Road
Greenville, SC 29605

Metro Sewer Subdivision
Metro Connects
120 Augusta Harbor Way
Greenville, SC 29605



Greenville Common Pleas

Case Caption: US Bank National Association , plaintiff, et al vs. Fuller And Fuller Enterprises Llc , defendant, et al
Case Number: 2022CP2300070
Type: Master/Order/Supplemental Foreclosure & Sale and Form 4

And It Is So Ordered!

s/ Judge Charles B. Simmons, Jr. (3023)