

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

U.S. BANK NATIONAL ASSOCIATION;

Plaintiff,

vs.

ANY HEIRS-AT-LAW OR DEVISEES OF  
DAVID L. RIGGS, DECEASED, THEIR  
HEIRS, PERSONAL REPRESENTATIVES,  
ADMINISTRATORS, SUCCESSORS AND  
ASSIGNS, AND ALL OTHER PERSONS OR  
ENTITIES ENTITLED TO CLAIM THROUGH  
THEM; ALL UNKNOWN PERSONS OR  
ENTITIES WITH ANY RIGHT, TITLE,  
ESTATE, INTEREST IN OR LIEN UPON THE  
REAL ESTATE DESCRIBED IN THE  
COMPLAINT HEREIN; ALSO ANY  
PERSONS WHO MAY BE IN THE  
MILITARY SERVICE OF THE UNITED  
STATES OF AMERICA, BEING A CLASS  
DESIGNATED AS RICHARD ROE; AND  
ANY UNKNOWN MINORS, INCOMPETENT  
OR IMPRISONED PERSON, OR PERSONS  
UNDER A DISABILITY BEING A CLASS  
DESIGNATED AS JOHN DOE; JASON A. A.  
RIGGS; ANGELIQUE NICOLE RIGGS ;

Defendant(s)

IN THE COURT OF COMMON PLEAS  
C/A NO: 2023CP2301789

**MASTER IN EQUITY'S ORDER  
AND JUDGMENT OF  
FORECLOSURE AND SALE**

DEFICIENCY WAIVED

Pursuant to Rule 53 of the South Carolina Rules of Civil Procedure (hereinafter "SCRCP"), the above-entitled matter was referred to the undersigned Master In Equity to make appropriate findings of fact and conclusions of law, with authority to enter a final Judgment in the cause. Any appeal from the decision of the Master In Equity shall be directly to the South Carolina Court of Appeals or Supreme Court.

Pursuant to the said reference, a hearing was held on April 15, 2024 via Zoom, a record was made, which is reported herewith, and from the testimony and evidence, I find and conclude as follows:

FINDING OF FACTS:

1. The Lis Pendens was filed on April 12, 2023.
2. The Summons and Complaint were filed on April 12, 2023.
3. Service was made upon the Defendant(s) named in this Report as is shown by the proof of service filed herein.
4. The Defendants JASON A. A. RIGGS; ANGELIQUE NICOLE RIGGS are in default as shown by Affidavit filed herein.
5. According to an Affidavit filed herein, the Defendant(s) in default are not in the military service of the United States of America, as contemplated under the Servicemembers' Civil Relief Act fka Soldiers' and Sailors' Civil Relief Act of 1940, and any amendments thereto.
6. The Defendants were notified of the time, date, and place of hearing in this matter.
7. JACQUELINE D. A. LEWIS (hereinafter, "Borrower(s)") made, executed, and delivered to SOUTH CAROLINA MORTGAGE ASSOCIATES (hereinafter, "Lender") a certain Fixed Rate Note dated June 30, 2010, in writing (hereinafter, "Note"), wherein and whereby JACQUELINE D. A. LEWIS promised to repay to SOUTH CAROLINA MORTGAGE ASSOCIATES, the sum of \$72,699.00, together with interest at the initial rate of 5.250% per annum on the unpaid balance; said principal and interest being payable upon the occurrence of default as defined by the Note or maturity.
8. In order to secure the payment of said Note, the said JACQUELINE D. A. LEWIS (hereinafter, "Mortgagor(s)"), did make, execute, and deliver to MORTGAGE

ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTH CAROLINA MORTGAGE ASSOCIATES, its successors and assigns, a certain mortgage dated June 30, 2010 (hereinafter, "Mortgage"). Said Mortgage was recorded on June 30, 2010 in Book 5083 at Page 4374, in the GREENVILLE County Register of Deeds.

9. This mortgage constitutes a valid first lien on the subject property.
10. Thereafter, the Mortgage was assigned to U.S. BANK NATIONAL ASSOCIATION by assignment recorded December 05, 2022, in Book 5717 at Page 4714.
11. Jacqueline D. A. Lewis deeded her interest in the property to Jacqueline D. A. Lewis and David L. Riggs as Tenants in Common with Right of Survivorship and Not as Tenants in Common on or about August 9, 2011. This deed was recorded on August 9, 2011 in Book DE 2392 at Page 2524.
12. On or about October 8, 2019, JACQUELINE D. A. LEWIS passed away vesting full interest onto David L. Riggs. On or about October 1, 2022, David L. Riggs passed away and some probate documents were filed under Probate Case No. 2022ES2303508, however, no Personal Representative has been appointed.
13. According to testimony, due to inadvertent error and mistake, the subject Mortgage contains an incorrect reference.
14. The legal description in the mortgage references the following:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING SHOWN AND DESIGNATED AS LOT 2 CONTAINING 0.48 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY ENTITLED "MIKE M. ROBERTS, JR." PREPARED BY NU-SOUTH SURVEYING, INC., EARLE B. O'BRIEN, RLS #10755, DATED MARCH 9, 1995, AND RECORDED IN THE ROD OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK 29-U, PAGE 34, REFERENCE BEING MADE TO SAID PLAT FOR A METES AND BOUNDS DESCRIPTION THEREOF. THIS BEING THE SAME PROPERTY CONVEYED TO MORTGAGOR HEREIN BY DEED OF HOLLY B. WELBORN AS RECORDED IN THE ROD OFFICE FOR

GREENVILLE COUNTY, SOUTH CAROLINA, IN DEED BOOK 2374, PAGE 3497, ON JUNE 30, 2010.

Whereas the correct reference being as follows:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING SHOWN AND DESIGNATED AS LOT 2 CONTAINING 0.48 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY ENTITLED "MIKE M. ROBERTS, JR." PREPARED BY NU-SOUTH SURVEYING, INC., EARL B. O'BRIEN, RLS #10755, DATED MARCH 9, 1995, AND RECORDED IN THE ROD OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK 29-U, PAGE 34, REFERENCE BEING MADE TO SAID PLAT FOR A METES AND BOUNDS DESCRIPTION THEREOF. THIS BEING THE SAME PROPERTY CONVEYED TO MORTGAGOR HEREIN BY DEED OF HOLLY B. WELBORN AS RECORDED IN THE ROD OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN DEED BOOK 2374, PAGE 3497, ON JUNE 30, 2010.

15. The Plaintiff alleges that the parties to the loan origination intended the Mortgage to convey the property described in the Plaintiff's Lis Pendens filed herein. Such intent being evidenced by the inclusion of the tax map number and property address of said parcel in the subject Mortgage.
16. Reformation of the Mortgage will not prejudice any party to this cause of action or any party to the deed.
17. Plaintiff further asserts that the legal description in the Mortgage should be reformed to recite the correct reference, which comports with public record, and this reformation should relate back to the date of its recording.
18. The Defendants JASON A. A. RIGGS; ANGELIQUE NICOLE RIGGS have not appeared, answered or come forward in this action claiming an interest in the subject property or the foreclosure.
19. Furthermore, Plaintiff complied with Administrative Order 2011-05-02-1 issued by the South Carolina Supreme Court.

20. The titleholder(s) of record of the Property as of the filing of the Lis Pendens in this action was/were JACQUELINE D. A. LEWIS and DAVID L. RIGGS.
21. Payment due on the Note has not been made as provided for therein, and the Plaintiff, as the holder thereof, has elected to accelerate payment of the entire indebtedness and has placed the Note and Mortgage in the hands of its attorney of record herein for collection.
22. Having considered the nature, extent and difficulty of the services rendered (the field of mortgage foreclosures being a specialized area of practice); the time involved in reviewing the various loan documents, performing the title search, preparing the pleadings and preparing for and attending hearings; the professional standing of the Plaintiff's attorney; the fee customarily charged in this jurisdiction for similar services; and the beneficial results obtained for the Plaintiff, I find that the sum of \$3,475.00 is a reasonable attorney's fee for the Plaintiff's attorney for services performed up to this point in time under the terms of the note and mortgage. Performance of additional services may result in a determination by this court that additional reasonable attorney's fees are due. The Note provides that if it goes into default, the Lender is entitled to reasonable and customary attorneys' fees. See Para. 7(c) of the Note.
23. The amount due and owing on the Note and Mortgage, with interest at the rate provided in the Note, and other costs and expenses of collecting, including attorney's fees, secured by the Note and Mortgage, is as follows:

|                                      |                   |              |
|--------------------------------------|-------------------|--------------|
| Principal due as of today's date:    | April 15, 2024    | \$ 55,503.92 |
| Accrued interest from:               | 8/1/22 to 4/15/22 | \$ 4,968.37  |
| Accruing at:                         | 5.250% per annum  |              |
| Advancements to Escrow               |                   | \$ 5,747.42  |
| Corporate Advances:                  |                   | \$ 300.00    |
| Costs of Collection Prior to Hearing |                   | \$ 2,267.15  |
| Attorney's Fees:                     |                   | \$ 3,475.00  |

24. Total debt secured by Note and Mortgage, is \$72,261.86. Interest shall be added to the total debt at the rate stated above until the date a judicial sale is conducted herein. Additional interest accrual after the date of such judicial sale will be governed by terms set forth herein below.
25. The Defendant(s) below listed, claim or may claim liens upon or interest in the subject property; and in the event there is a surplus from the sale of the subject property, the validity, priority and amount of any such lien claims will be determined subsequent to the sale, in accordance with Rule 71(c), SCRCP. The said Defendants and such claims or liens are as follows:
- A. The Defendant, ANY HEIRS-AT-LAW OR DEVISEES OF DAVID L. RIGGS, DECEASED, THEIR HEIRS, PERSONAL REPRESENTATIVES, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, AND ALL OTHER PERSONS OR ENTITIES ENTITLED TO CLAIM THROUGH THEM; ALL UNKNOWN PERSONS OR ENTITIES WITH ANY RIGHT, TITLE, ESTATE, INTEREST IN OR LIEN UPON THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN; ALSO ANY PERSONS WHO MAY BE IN THE MILITARY SERVICE OF THE UNITED STATES OF AMERICA, BEING A CLASS DESIGNATED AS RICHARD ROE; AND ANY UNKNOWN MINORS, INCOMPETENT OR IMPRISONED PERSON, OR PERSONS UNDER A DISABILITY BEING A CLASS DESIGNATED AS JOHN DOE, has or may claim to have some interest in the Property by virtue of being HEIR. Any interest that this Defendant has in the Property would be "subject to" Plaintiff's Mortgage and this interest would be eliminated through a properly completed foreclosure sale.
- B. The Defendant, JASON A. A. RIGGS, has or may claim to have some interest in the Property by virtue of being an HEIR. Any interest that this Defendant has in the Property would be "subject to" Plaintiff's Mortgage and this interest would be eliminated through a properly completed foreclosure sale.

CONCLUSIONS OF LAW: I, therefore, conclude as follows:

1. That the Mortgage should be reformed as described above and the reformation relate back to the date of its recording.
2. The Plaintiff should have judgment of foreclosure of its Mortgage; and the Property

should be ordered sold at public auction after due advertisement.

3. That there is due to the Plaintiff on its Note and Mortgage the sum of \$72,261.86, representing the Total Debt due to the Plaintiff as outlined above.
4. That the amount due in the preceding paragraph (the "Total Debt") and later accrued interest and costs shall constitute the total judgment debt due to the Plaintiff and shall bear interest as previously set forth at the rate of 5.250% per annum.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED:

1. That the Mortgage be reformed as described above and the reformation relate back to the date of its recording.
2. That the Clerk of Court or Register of Deeds reform the index to the land registry to conform to the reformation.
3. That the Defendant(s) liable for the aforesaid Mortgage debt shall, prior to the date and time of the sale of the Property, hereinafter described, pay to the Plaintiff, or the Plaintiff's attorney, the amount of the Plaintiff's debt to include continuing accruing interest as aforesaid, together with the costs and disbursements of this action.
4. That on default of payment prior to the date and time of the sale, the Property, hereinafter described, shall be sold by the undersigned Master In Equity at public auction, at the GREENVILLE County Courthouse, City of Greenville, County and State aforesaid, on some convenient sales day hereafter, on the following terms, that is to say:
  - a. FOR CASH: The undersigned Master In Equity shall require a deposit of 5% on the amount of the bid (in cash or equivalent) the same to be applied on the purchase price only upon compliance with the bid, but in case of non-compliance within twenty (20) days the same to be forfeited and first applied to the costs

incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff.

- b. Interest on the balance of the bid shall be paid to the day of compliance at the rate of 5.250% per annum.
  - c. The sale shall be subject to taxes and assessments, existing easements and restrictions of record, and any other senior encumbrances.
  - d. Purchaser to pay for the deed and the cost of recording the deed.
5. That if the Plaintiff is the successful bidder at the said sale, for a sum not exceeding the amount of costs, expenses and the indebtedness of the Plaintiff in full, the Plaintiff may pay to the undersigned Master In Equity only the amount of the costs and expenses, crediting the balance of the bid on the Plaintiffs indebtedness.
6. That a personal or deficiency Judgment being waived, the bidding will not remain open for thirty (30) days and bidding will be final on the date of the sale, and compliance with the bid may be made immediately.
7. That the undersigned Master In Equity will, by advertisement according to law, give notice of the time and place of sale and the terms thereof; and that he will execute to the purchaser, or purchasers, a deed to the Property sold. The Plaintiff, or any other party to this action, or any other person may become a purchaser at such sale. If such sale is made to anyone other than the Plaintiff or its assignee, should the successful bidder, or his/her assignee, fail to comply with the terms thereof within twenty (20) days after the date of sale, then the undersigned Master In Equity or the Plaintiff may re-advertise the Property for sale on the next, or some subsequent, sales day, according to the same terms set forth herein, and so on from time to time thereafter until a full compliance shall be secured.

8. That in the event an agent of the Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.
9. That the undersigned Master In Equity shall apply the proceeds of the sale as follows:  

FIRST: To the payment of the amount to the Plaintiff, or the Plaintiff's Attorney, of the amount of the Plaintiff's debt and interest (including attorney's fees) or so much thereof as the purchase money will pay on the same; and

NEXT: Any surplus will be held pending further Order of this Court pursuant to Rule 71(c), SCRCP.
10. That it is further ORDERED, ADJUDGED, AND DECREED that the Defendant(s) named herein, and all persons whomsoever claiming under him, them or it, be forever barred and foreclosed of all right, title, interest and equity of redemption in the said mortgaged premises so sold, or any part thereof.
11. That it is further ORDERED, ADJUDGED, AND DECREED that the deed of conveyance made pursuant to this judgment and said sale shall contain the names of only the Plaintiff, the first-named Defendant(s), who was the title holder of the mortgaged property at the time of the filing of the Lis Pendens, and the Grantee; and that the GREENVILLE County Register of Deeds is hereby authorized to omit from the indices pertaining to such conveyance the names of all parties not contained in said deed.
12. It is further ORDERED, ADJUDGED, AND DECREED if the named defendant(s) continues in possession of the property after a deed has been issued to the purchaser, then the Sheriff of Greenville County is directed to eject and remove named defendant(s) from

the property sold, together with all personal property located thereon, and put the successful bidder to whom the deed of conveyance has been issued or his assigns in full, quiet and peaceable possession of said premises without delay, and to keep said successful bidder or his assigns in such peaceable possession.

13. It is further ORDERED, ADJUDGED, AND DECREED if the person(s) occupying the property after the deed has been issued to the purchaser is other than the named defendant(s), the purchaser shall serve the occupants with a Summons and Rule to Show Cause to determine why the occupant(s) should not be removed from the property.
14. That it is further ORDERED, ADJUDGED, AND DECREED that after the Order Confirming Sale and Disbursements has been issued and filed, the undersigned Master In Equity shall direct the Register of Deeds to release of record the lien(s) being foreclosed, which lien(s) are described in the Findings of Fact herein above.
15. That it is further ORDERED, ADJUDGED, AND DECREED that the following is a description of the Property herein ordered to be sold:

**ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING SHOWN ON A SURVEY ENTITLED "MIKE M. ROBERTS, JR." PREPARED BY NU-SOUTH SURVEYING, INC., EARL B. O'BRIEN, RLS #10755, DATED MARCH 9, 1995, AND RECORDED IN THE ROD OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK 29-U, PAGE 34, REFERENCE BEING MADE TO SAID PLAT FOR A METES AND BOUNDS DESCRIPTION THEREOF.**

**THIS BEING THE SAME PROPERTY CONVEYED TO JACQUELINE D.A. LEWIS BY DEED OF HOLLY B. WELLBORN DATED AND RECORDED ON JUNE 30, 2010, IN DEED BOOK 2374 AT PAGE 3497 OF GREENVILLE**

**COUNTY RECORDS. SUBSEQUENTLY, JACQUELINE D. A. LEWIS  
CONVEYED THE SUBJECT PROPERTY TO JACQUELINE D. A. LEWIS AND  
DAVID L. RIGGS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,  
BY DEED DATED AND RECORDED AUGUST 9, 2011 IN DEED BOOK 2392 AT  
PAGE 2524. SUBSEQUENTLY, JACQUELINE D. A. LEWIS PASSED AWAY,  
THERBY VESTING FULLY LEGAL TITLE IN DAVID L. RIGGS, THE  
SURVIVING JOINT TENANT. SUBSEQUENTLY, DAVID L. RIGGS PASSED  
AWAY, LEAVING THE SUBJECT PROPERTY TO HIS HEIRS OR DEVISEES.**

TMS No.: 0616020105000

Property Address: 50 MAIN ST,  
PIEDMONT, SC 29673

AND 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. 2023CP2301789

U.S. BANK NATIONAL ASSOCIATION;

ANY HEIRS-AT-LAW OR DEVISEES OF DAVID L. RIGGS, DECEASED, THEIR HEIRS, PERSONAL REPRESENTATIVES, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, AND ALL OTHER PERSONS OR ENTITIES ENTITLED TO CLAIM THROUGH THEM; ALL UNKNOWN PERSONS OR ENTITIES WITH ANY RIGHT, TITLE, ESTATE, INTEREST IN OR LIEN UPON THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN; ALSO ANY PERSONS WHO MAY BE IN THE MILITARY SERVICE OF THE UNITED STATES OF AMERICA, BEING A CLASS DESIGNATED AS RICHARD ROE; AND ANY UNKNOWN MINORS, INCOMPETENT OR IMPRISONED PERSON, OR PERSONS UNDER A DISABILITY BEING A CLASS DESIGNATED AS JOHN DOE; JASON A. A. RIGGS; ANGELIQUE NICOLE RIGGS ;

PLAINTIFF(S)

DEFENDANT(S)

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners,  
PLLC, 651 Brookfield Parkway, Suite 103, Greenville, SC 29607

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), SCRCP; Rule 41(a), SCRCP (Vol. Nonsuit); Rule 43(k), SCRCP (Settled); Other
- ☐ **ACTION STRICKEN** (CHECK REASON): Rule 40(j), SCRCP; 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 Statement of Judgment by the Court:

## ORDER INFORMATION

This order ends the case.

Additional Information for the Clerk :

## 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<br>(List name(s) below)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Judgment Against<br>(List name(s) below) | Judgment Amount To be<br>Enrolled<br>(List amount(s) below) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                          | \$                                                          |
| <p>If applicable, describe the property, including tax map information and address, referenced in the order:</p> <p>ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING SHOWN ON A SURVEY ENTITLED "MIKE M. ROBERTS, JR." PREPARED BY NU-SOUTH SURVEYING, INC., EARL B. O'BRIEN, RLS #10755, DATED MARCH 9, 1995, AND RECORDED IN THE ROD OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK 29-U, PAGE 34, REFERENCE BEING MADE TO SAID PLAT FOR A METES AND BOUNDS DESCRIPTION THEREOF.</p> <p>THIS BEING THE SAME PROPERTY CONVEYED TO JACQUELINE D.A. LEWIS BY DEED OF HOLLY B. WELLBORN DATED AND RECORDED ON JUNE 30, 2010, IN DEED BOOK 2374 AT PAGE 3497 OF GREENVILLE COUNTY RECORDS. SUBSEQUENTLY, JACQUELINE D. A. LEWIS CONVEYED THE SUBJECT PROPERTY TO JACQUELINE D. A. LEWIS AND DAVID L. RIGGS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED DATED AND RECORDED AUGUST 9, 2011 IN DEED BOOK 2392 AT PAGE 2524. SUBSEQUENTLY, JACQUELINE D. A. LEWIS PASSED AWAY, THERBY VESTING FULLY LEGAL TITLE IN DAVID L. RIGGS, THE SURVIVING JOINT TENANT. SUBSEQUENTLY, DAVID L. RIGGS PASSED AWAY, LEAVING THE SUBJECT PROPERTY TO HIS HEIRS OR DEVISEES.</p> <p>TMS No.: 0616020105000<br/>Property Address: 50 MAIN ST,<br/>PIEDMONT, SC 29673</p> |                                          |                                                             |

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, Master In Equity for GREENVILLE  
County**

**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:

**Robertson, Anschutz, Schneid, Crane & Partners,  
PLLC**

651 Brookfield Parkway, Suite 103

Greenville, SC 29607

**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), SCRPC.

**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.

[illegible]



Greenville Common Pleas

**Case Caption:** US Bank National Association vs. David L Riggs , defendant, et al

**Case Number:** 2023CP2301789

**Type:** Master/Order/Foreclosure & Sale and Form 4

And It Is So Ordered!

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