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**OPINION OF TITLE**

April 30, 2018

City of Spartanburg  
Attn: Chris Story, Assistant City Manager  
P.O. Box 1749  
Spartanburg, SC 29304

Re:	Owner:	City of Spartanburg
	Property Address:	Oakland Avenue, Northview Street and St. Johns Street (Former TK Gregg Center)
	Tax Map Numbers:	7-12-07-095.00, 7-12-07-100.00, 7-12-07- 124.00 and 7-12-07-122.00 Spartanburg County, South Carolina

Dear Chris:

I do hereby certify that I have examined the public records in the Office of the Clerk of Court and/or the Office of the Register of Deeds for Spartanburg County, South Carolina, which affect title to the real estate briefly described above and more fully described in "Exhibit A" attached hereto, insofar as those public records are disclosed by the indices thereof, and based upon my examination of those records for a period of not less than forty (40) years, I am of the opinion that City of Spartanburg is the owner of fee simple title in and to said properties, subject, however to the following exceptions:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records. Any law, ordinance, or governmental regulation (including but not limited to Truth-in-Lending and Consumer Protection laws, building and zoning ordinances, floodway and flood plain determinations) restricting or regulating the character, use, dimension, or location of any improvements now or hereafter erected on the land or prohibiting a separation in ownership or a reduction in the dimensions or area of land or the effect of any violation of such law, ordinance, or governmental regulation or determination.
3. Any judgment or proceeding filed only in federal court.

NOTE: Upon the filing of a petition in bankruptcy title to real estate of the bankrupt party vests in the Trustee in Bankruptcy and notice thereof is not required to be filed in records of the county records; likewise, federal condemnation proceedings may vest title to the property in the United States of America and notice thereof is not required to be filed in the county records.

4. Water and sewerage charges from any municipal authority, public service district or private utility not recorded in the Office of the Register of Deeds or Clerk of Court for Spartanburg County.

5. Matters arising from any inaccuracy or omission contained in the records of the Spartanburg County Assessor, Auditor or Treasurer.

6. Rollback taxes on the property which may be assessed under the rollback provisions of S.C. Code Ann., §12-43-220 (1976), as amended.

7. County Fees for the year 2018 and subsequent years, a lien but not yet due and payable.

8. Such matters as would be disclosed by an examination of public records subsequent to the above given date of this opinion.

9. Such matters as would be shown by a current, accurate survey and inspection of the premises.

10. Liens arising due to hazardous or toxic substances affecting the property.

11. Possible Southern Bell right of way recorded in Deed Book 47-U, Page 760, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

12. Rights of third parties and the public in general in streets, roads and alleys as shown on Plat Book 40, Pages 204-211, inclusive, and Plat Book 47, Pages 382-385, inclusive, recorded in the Office of the Register of Deeds for Spartanburg County, South Carolina.

13. Tax Execution filed against the City of Spartanburg by the South Carolina Department of Employment and Workforce filed January 18, 2018 in Book S-145, Page 771, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

This opinion being duly given as of the 3<sup>rd</sup> day of April, 2018, at 8:30A.M.

Very truly yours,

/s/Alexander Hray, Jr.  
Alexander Hray, Jr., Attorney

AH,Jr./ap

**EXHIBIT "A"**

All that certain piece, parcel or tract of land shown and designated as a portion of that tract upon plat of survey of Property Map for Urban Renewal Area Number I for the Housing Authority of the City of Spartanburg by Gooch & Taylor, Surveyors, dated April 15, 1959, recorded in Plat Book 40, Pages 204-211, inclusive, said portion described as commencing at an iron pin on St. John Street and running thence N 13-54 W 121 feet to an iron pin; thence N 75-55 E 70.1 feet to an iron pin; thence S 19-29 E 14 feet to an iron pin; thence N 74-30 E 57.2 feet to an iron pin; thence N 14-22 E 317.5 feet to an iron pin; thence S 76-14 W 8.5 feet to an iron pin; thence N 14-06 W 373.8 feet to an iron pin; thence continuing N 14-06 W 12 feet to an iron pin; thence N 14-34 W 104 feet to an iron pin; thence continuing N 14-34 W 15 feet to an iron pin; thence turning and running S 75-58 W 22.2 feet to an iron pin; thence N 13-23 W 90 feet to an iron pin; thence N 75-58 E 173.8 feet to an iron pin; thence N 13-59 W 89.6 feet to an iron pin; thence S 75-58 W 172.8 feet to an iron pin; thence N 13-23 W 225 feet to an iron pin; thence turning and running along a line depicted upon plat of survey for City of Spartanburg by Gooch & Taylor, dated June 20, 1985, recorded in Plat Book 95, page 171, S 38-58-30 W 202.65 feet to an iron pin; thence N 82-00 W 175 feet to an iron pin to a point on Northview Street (shown upon said plat as Mountview); thence running along and with the eastern side of Northview Street and Nash Street to a point being 125.2 feet, more or less, from the intersection of Nash Street and East St. John Street and running thence with a line parallel with East St. John Street, more or less, 186.3 feet to a point; thence turning and running S 13-11 E 132 feet, more or less, to a point on East St. John Street; thence continuing with East St. John Street N 63-58 E 40.4 feet to a point; thence continuing with St. John Street N 65-30 E 104 feet being the place and point of beginning. See also, Tracts 7, 8 and 9 on that plat of "Property Map of Urban Renewal Area No. 1 for the Housing Authority of the City of Spartanburg by Gouch and Taylor, Surveyors dated August 27, 1963 and recorded in Plat Book 47, Pages 382-385, inclusive, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

LESS AND EXCEPT: That certain parcel containing 0.11 acres as shown and depict upon plat of survey for Vic Bailey Ford, Inc. by Blackwood Associates, Inc. dated February 22, 1999 and recorded in Plat Book 145, Page 300, in the Office of the Register of Deeds for Spartanburg County, South Carolina. END LESS AND EXCEPT.

ALSO: All that certain piece, parcel or lot of land, lying, situate and being in the County of Spartanburg, State of South Carolina, being shown and designated as 0.27 acres, more or less, as shown on plat prepared for Hurbert W. Grant and Nelson Swofford by Huskey & Huskey, Inc., dated October 7, 1997, and recorded in Plat Book 139, Page 409, in the Office of the Register of Deeds for Spartanburg County, South Carolina. [Note: The "North Arrow" as shown on said Plat is shown incorrectly pointing south rather than north].