



BIDDER INFORMATION

for Real Estate located at

119 Andover Rd, Greenville, SC 29615

Live, Onsite Auction: Thursday, Feb. 12th, 2015 at 12 Noon

Preview Dates:

- **Sunday, February 8th from 2-4 PM**
 - **1 Hr Prior to Auction**
 - **By Appointment**

Warren Wilson, Auctioneer – SCAL 218
Sunil Varghese, BIC
(864) 525-7449

104 Middleton Way - Greer, South Carolina - 29650
(Phone) 864-801-9468 – (Fax) 864-801-9905

www.whamauctions.com

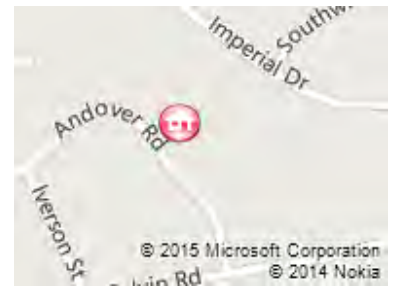
SCAF 3988

Directions: Take Haywood Rd heading North which becomes Howell Rd, then turn left on Colvin, then right on Andover Rd and house is on the right.

ALL FIELDS DETAIL



MLS # 1293699 **# of Bedrooms** 3
Class Residential **# of Full Baths** 2
Type Single Family **# of Half Baths** 0
 # of Stories One
Area 020 **Approx Age** 31-50
Subdivision Heritage Hills **Garage Type** Attached Garage
Listing Price \$150,000 **Garage Capacity** Two
Address 119 ANDOVER Road
City Greenville
State SC
Zip 29615-1915
Status Active
Sale/Rent For Sale



DIRECTIONS

Take Haywood Rd heading North which becomes Howell Rd, then turn left on Colvin, then right on Andover Rd and house is on the right.

GENERAL

SQFT Finished and Heated	1800-1999	Showing	Call Specified Appointment Center
# of Bedrooms Main Level	3	Contact # for Appts	(864) 467-0000
# Full Baths on Main Lvl	2	Enable Schedule-It (Y/N)	No
# of Rooms Below Grade	0	Agent	SUNIL VARGHESE - Cell: (864) 525-7449
# of Fireplaces	1	Listing Office 1	WHAM AARE, LLC - Main: (864) 801-9468
Approx Year Built	1967	Days On Market	6
County	Greenville	Cumulative DOM	6
Tax ID Number	0277040105800	Agent Hit Count	128
Legal Lot Number	Pt. 58	Client Hit Count	116
Approx # of Acres	0.48	Listing Type	Exclusive Right to Sell
Elementary School	Lake Forest	Agency Relationship	Buyer Agent
Middle School	League	BA	3%
High School	Wade Hampton	SA	0%
Associated Document Count	3	Variable Rate Com	N
LeadBased Paint Disc Req?	Yes	Original Price	\$150,000
Res. Property Disc. Req?	No	Listing Date	1/21/2015
IDX Include	Yes	Input Date	1/21/2015 7:31 PM
VOW Include	Yes	Price Date	1/21/2015
VOW Address	Yes	Status Date	1/21/2015
VOW Comment	Yes	Update Date	1/27/2015
VOW AVM	Yes	HotSheet Date	1/21/2015

ROOM DIMENSIONS

Living Room Size	16x12	Dining Rm Size	12x10
Kitchen Size	16x15	Den Size	18x15
Master Bedroom Size	13x11	Bedroom #2 Size	11x11
Bedroom #3 Size	11x10	Laundry Size	18x9
Patio Size	18x11	Living Room (Y/N)	Y
Dining Room (Y/N)	Y	Breakfast Room (Y/N)	N
Kitchen (Y/N)	Y	Great Room (Y/N)	N
Den (Y/N)	Y	Bonus/Rec Room (Y/N)	N
Master Bedroom (Y/N)	Y	Bedroom #2 (Y/N)	Y
Bedroom #3 (Y/N)	Y	Bedroom #4 (Y/N)	N
Laundry (Y/N)	Y	Florida Room (Y/N)	N
Patio (Y/N)	Y	Picture	30

FEATURES

STYLE Ranch	INTERIOR FEATURES Ceiling Fan	COOLING SYSTEM Electric	DOCUMENTS WITH OFFER See Remarks
EXTERIOR FINISH Brick Veneer-Full	MRBED FEATURES Master on Main Lvl	FLOORS Carpet	ON INTERNET Yes
LOT DESCRIPTION Fenced Yard	Shower Only	Hardwood	GARBAGE PICKUP Public
Level	SPECIALTY ROOM Laundry	Vinyl	DRIVEWAY Paved
FOUNDATION Crawl Space	LAUNDRY LOCATION 1st Floor	WATER Public	CONDO REGIME INCLUDES None
BASEMENT None	Walk-in	SEWER Public	AMENITIES INCLUDE
	APPLIANCES	WATER HEATER	

FEATURES

EXTERIOR FEATURES

Patio
Tilt Out Windows

ROOF

Composition Shingle

GARAGE FEATURES

Door Opener

Cook Top-Smooth

Dishwasher

Oven(s)-Wall

Refrigerator

FIREPLACE

Wood Burning Fireplace

HEATING SYSTEM

Electric

Gas

STORAGE SPACE

Garage

Out Building w/Elec.

DOCS ON FILE

Lead Based Paint Doc.

None

SHOWING

Appointment Only

Lockbox-Electronic

ADDITIONAL FEES

None

FINANCIAL

Total Taxes \$2,643.94
Tax Rate(4%/6%) 6%
HOA (Y/N) Y
HOA/Regime Fee Mandatory No
Short Sale (Y/N) N
Auction (Y/N) Y

Tax Year 2014
In City N
HOA/Regime Fee\$ \$25
HOA Term Annual
Foreclosure (Y/N) N

MEMBER REMARKS

Agents - in order to receive a 3% commission you must register your clients at least 24 hours prior to the auction. Registration is very simple - see associated docs for the bidders packet that includes the registration form along with all the other information you'll need for the auction. The home is on a Supra lockbox and can be shown anytime but please call the appointment center at (864) 467-0000 before showing to make an appointment.

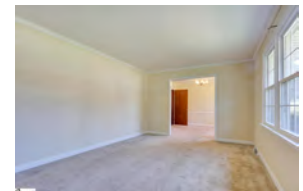
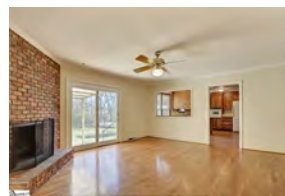
REMARKS

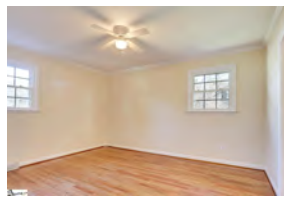
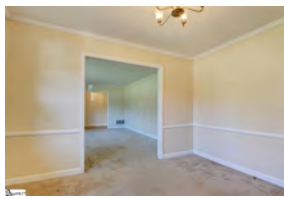
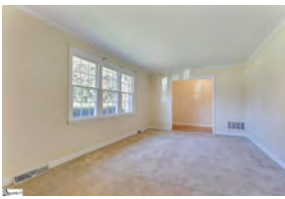
ABSOLUTE AUCTION - NO RESERVE! The list price is for search purposes only. This home will be sold to the highest bidder with no reserve at a live auction on Thursday, Feb 12th at 12 Noon - the auction will be held onsite at the home. There will be a preview on Sunday, February 8th from 2-4 pm, 1 hour prior to the auction, and also by appointment. What an incredible opportunity to come and name your price on this beautiful home! This 3 bedroom, 2 bath brick ranch sits on almost a half-acre fenced-in yard, features 1851 square feet, and an attached 2 car garage. You'll love the hardwood floors, the large walk-in laundry area, and the kitchen with breakfast area. Major updates include vinyl, tilt-out windows throughout plus a brand new HVAC unit just installed in April of 2014. Outside you'll find a large, detached storage building with power that would be great for a workshop. On top of all that this home is in a prime location not far from Downtown Greenville, shopping, restaurants, I-385, and is zoned to some of the best schools in Greenville County - Lake Forest elementary, League middle, and Wade Hampton High School! One lucky buyer will call this place home on Feb 12th - make sure its you! Terms of the Auction: Sold AS-IS, \$10,000 down on auction day with balance due at closing within 30 days, a 10% buyer's premium will be added to the winning bid to determine final contract sales price. Please note that taxes are at 6% - non-owner occupied. Per the Greenville County Tax Office taxes for an owner occupant, based on an assessed value of \$150,000, would be approximately \$1300. Call the assessor's office at (864) 467-7300 to verify.

SYNDICATION REMARKS

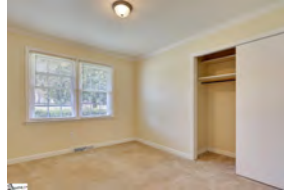
Listed by Sunil Varghese with WHAM - call (864) 525-7449 with any questions or to schedule a showing. ABSOLUTE AUCTION - NO RESERVE! The list price is for search purposes only. This home will be sold to the highest bidder with no reserve at a live auction on Thursday, Feb 12th at 12 Noon - the auction will be held onsite at the home. There will be a preview on Sunday, February 8th from 2-4 pm, 1 hour prior to the auction, and also by appointment. What an incredible opportunity to come and name your price on this beautiful home! This 3 bedroom, 2 bath brick ranch sits on almost a half-acre fenced-in yard, features 1851 square feet, and an attached 2 car garage. You'll love the hardwood floors, the large walk-in laundry area, and the kitchen with breakfast area. Major updates include vinyl, tilt-out windows throughout installed in approximately Dec 2012 plus a brand new HVAC unit just installed in 2014. Outside you'll find a large, detached storage building with power that would be great for a workshop. On top of all that this home is in a prime location not far from Downtown Greenville, shopping, restaurants, I-385, and is zoned to some of the best schools in Greenville County - Lake Forest elementary, League middle, and Wade Hampton High School! One lucky buyer will call this place home on Feb 12th - make sure its you! Terms of the Auction: Sold AS-IS, \$10,000 down on auction day with balance due at closing within 30 days, a 10% buyer's premium will be added to the winning bid to determine final contract sales price. Please note that taxes are at 6% - non-owner occupied. Per the Greenville County Tax Office taxes for an owner occupant, based on an assessed value of \$150,000, would be approximately \$1300. Call the assessor's office at (864) 467-7300 to verify.

ADDITIONAL PICTURES

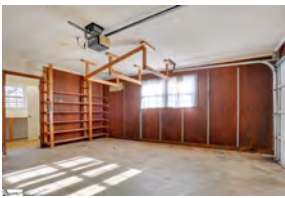
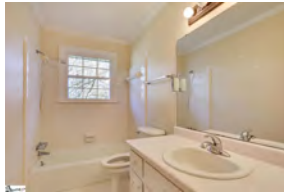




Master Bedroom



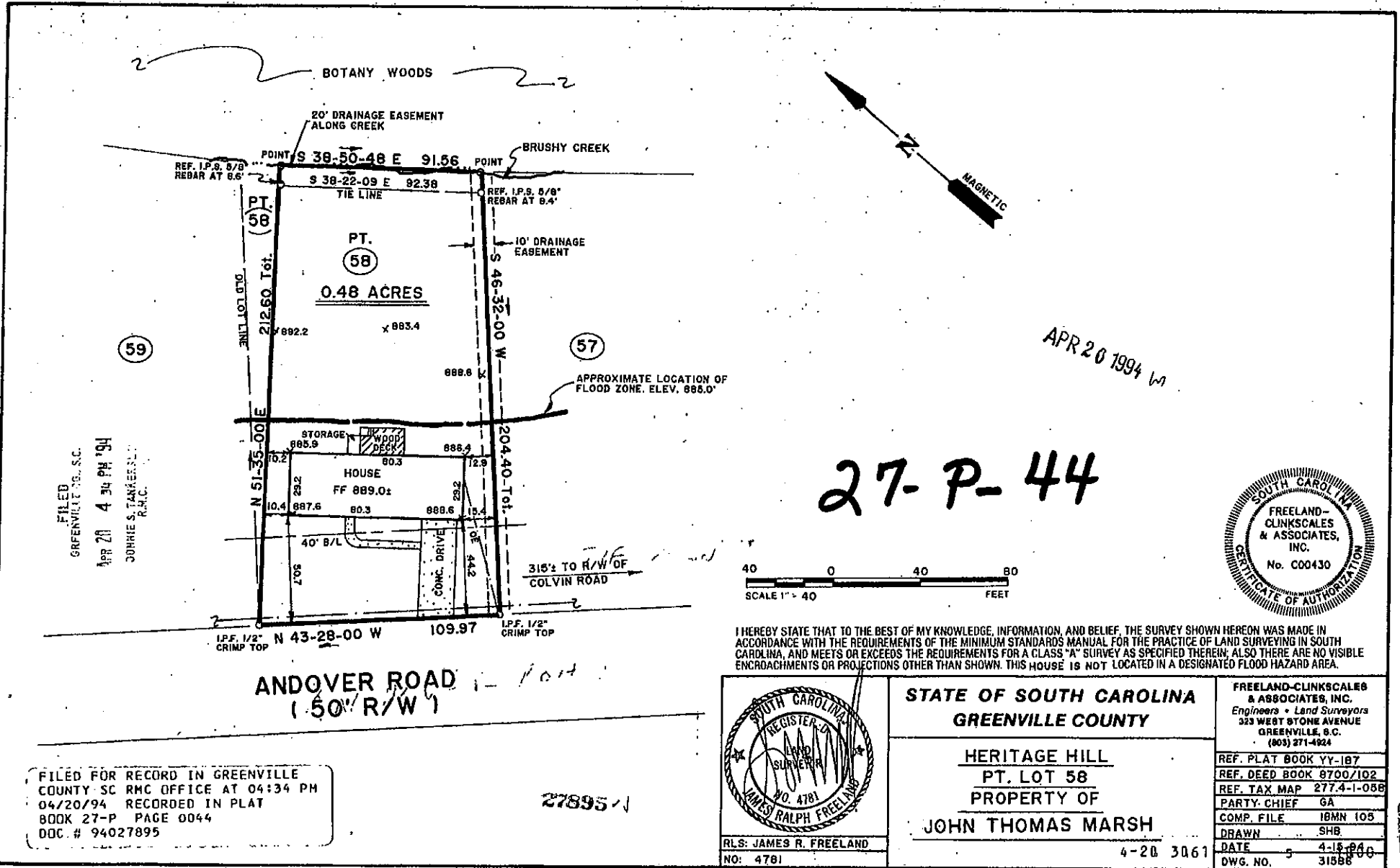
Laundry Room



DISCLAIMER

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2014

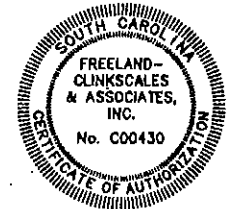
PLEASE NOTE THAT THIS SURVEY WAS DONE IN 1994 AND THAT FLOOD ZONE LINES HAVE MOST PROBABLY CHANGED SINCE THEN - IF THE FLOOD ZONE IS A CONCERN PLEASE BE SURE TO DO YOUR DUE DILIGENCE PRIOR TO THE AUCTION.



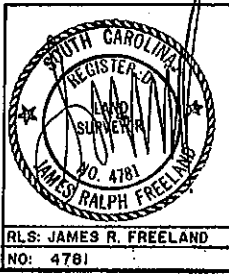
FILED
GREENVILLE CO., S.C.
APR 20 4 34 PM 1994
JONNIE S. TANKERSLEY
R.L.S.

APR 20 1994 W

27-P-44



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCRoACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS HOUSE IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.



STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

HERITAGE HILL
PT. LOT 58
PROPERTY OF
JOHN THOMAS MARSH

FREELAND-CLINKSCALES & ASSOCIATES, INC. Engineers • Land Surveyors 323 WEST STONE AVENUE GREENVILLE, S.C. (803) 271-4924	
REF. PLAT BOOK YY-187	
REF. DEED BOOK 8700/102	
REF. TAX MAP 277.4-1-088	
PARTY CHIEF GA	
COMP. FILE 18MN 105	
DRAWN SHB	
DATE 4-18-94	
DWG. NO. 31588	

RLS: JAMES R. FREELAND
NO: 4781

4-20 3061

FILED FOR RECORD IN GREENVILLE COUNTY SC RMC OFFICE AT 04:34 PM 04/20/94 RECORDED IN PLAT BOOK 27-P PAGE 0044 DOC. # 94027895

27895 ✓

THE POINT MACHINE, INC. 0093202

CLINKSCALES



HAZARDS ADDENDUM FOR AGREEMENT TO BUY AND SELL REAL ESTATE

Property Address: **119 Andover Rd, Greenville, SC 29615**

Lead Warning Statement

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

DRG

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

DRG

(b) Records and reports available to the seller (check one below):

Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial)

____ (c) Buyer has received copies of all information listed above.
____ (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
____ (e) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

SV

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

<i>[Signature]</i>	<i>1-12-14</i>		
Seller	Date	Seller	Date
<i>[Signature]</i>	1/12/2015		
Agent	Date	Agent	Date
Buyer	Date	Buyer	Date



AUCTION TERMS & REGISTRATION

1. Bidding is open to the public and will be conducted at public outcry, onsite auction on February 12th, 2015 at Noon. 119 Andover Road, Greenville, SC 29615 will sell to the highest bidder on auction day with no reserve. If you are unable to attend the auction please contact the auction firm at least 48 hours prior to the auction for absentee bidding arrangements.
2. All bidders must be registered in order to bid; however, there is no requirement to bid. To register please complete this form and return to the WHAM office prior to the start of the auction. By registering and bidding, the bidders acknowledge they understand and agree to the terms of the auction.
3. All property sells in “as-is, where is” condition without guarantee or warranty as to suitability for use. Increments of bidding are at the direction and discretion of the Auctioneer and Auction Firm.
4. Contract Sales Price – The contract sales price will be determined by adding the high bid price and a buyer’s premium equal to 10% of the bid price together. **For example:** A \$100,000 high bid plus a \$10,000 buyer’s premium equals the \$110,000 final contract sales price. The information contained in the sales brochure and all related materials are subject to the terms and conditions of the WHAM Real Estate Contract for Sale.
5. Immediately after the auction ending the high bidder is required to execute the WHAM Real Estate Contract for Sale or if bidding remotely within three (3) hours at the WHAM office or via email or fax. The high bidder must also deposit **\$10,000 earnest money** to be held in escrow by the closing attorney and applied toward the purchase price. This is a non-refundable deposit unless the seller cannot provide insurable title at closing. The balance of the sales price will be due at closing within 30 calendar days. The seller reserves the right to extend the closing date an additional 30 days if necessary.
6. **Possession:** At closing provided any net proceeds of the sale have been disbursed. **NO KEYS WILL BE GIVEN PRIOR TO CLOSING.**
7. In the event the purchase offer is accepted and the buyer fails to comply with the terms of the WHAM Real Estate Contract for Sale, then the earnest money will be forfeited, but such forfeiture shall not affect any other remedies available to seller for such failure.
8. All information published, announced or contained herein was derived from sources believe to be correct; however, it is not guaranteed by the seller or WHAM AARE, LLC and Sunil Varghese, BIC. Personal on-site inspection is recommended. The failure of any bidder to inspect, or to be fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, offer or deposit money after its opening tender. In the event of a public outcry auction any and all announcements made from the auction block take precedence over all other verbal, printed, announced and/or distributed information.
9. A 3% commission of the high bid amount will be paid to the licensed agent’s Broker-in-Charge whose client pays and settles for the property. To qualify for a commission, the licensed agent must be licensed in the state of SC, must register their client in writing with WHAM AARE, LLC, & must attend the auction with their client. The registration letter must be received at least 24 hours prior to the auction starting. A complete registration file on all prospects will be maintained. Commissions will be paid upon closing. There can be NO EXCEPTION to this policy.
10. **Contingencies:** There are no contingencies allowed for financing, inspections, or any other items. All due diligence must be completed prior to the auction or before submitting a pre-auction offer. **Closing Costs:** Seller will pay any liens, all property taxes pro-rated to the day of closing, & any HOA dues pro-rated to the day of closing. Purchaser to pay all other closing costs required to close, including, but not limited to, deed preparation, deed stamps, recording fees, and a survey.

Name (Print)

Address

Signature

Phone Number

Sunil Varghese, BIC
104 Middleton Way, Greer, SC 29650
(Phone): 864.801.9468 (Fax): 864.801.9905
www.whamauctions.com SCAF 3988

Bidder Number



REAL ESTATE CONTRACT FOR SALE

A contract to purchase is offered this ____ day of _____, 2015, by _____,
hereinafter called purchaser, to _____,

hereinafter called Seller. Purchaser agrees to buy and Seller agrees to sell all that lot of parcel of land with the buildings and improvements thereon, if any, located in _____ County, South Carolina and being described as follows:

Street: _____ City: _____ Zip: _____

Subdivision: _____ Tax Map #: _____ Legal Lot #: _____

Subject to the following conditions:

High Bid Price \$ _____

Buyer's Premium (10%) \$ _____

Total Contract Sales Price \$ _____

Earnest Deposit (\$10,000) \$ _____ **To be held in trust by _____, Escrow Agent**

In the event of default it is expressly understood and agreed that Escrow Agent shall not release any earnest money until both parties execute a written release of the other from this contract. Said release shall also provide Escrow Agent with conclusive instructions regarding the disbursement of the earnest money.

The purchaser will be required to bring the balance of funds to closing with either a cashier's check or certified funds.

THE BUYER SELLER IS LICENSED UNDER THE LAWS OF SOUTH CAROLINA AS A REAL ESTATE LICENSEE

It is understood that insurable title, free of encumbrances, except subject to all reservations, easements, rights of way and restrictive covenant of record or on the premises (provided they do not make the title uninsurable) and to all government statues, ordinances, rules and regulations is to be furnished. The described property is to be sold in "AS IS-WHERE IS" condition. The Seller or WHAM A.A.R.E., LLC give NO warranty of any kind, either expressed or implied, as to the physical or other condition of the property, or the condition of or existence of improvements, services, appliances, or systems thereto.

Purchaser acknowledges that they've satisfied themselves that property is suitable for their intended use. _____

(Purchaser's Initials)

The listing and selling broker(s) and their agent(s) recommend that purchaser have a survey of the property made, that purchaser select an attorney to examine title to the property, and that purchaser obtain appropriate insurance coverage including that required by the lender, effective with the time of closing.

The deed shall be prepared in the name of _____ delivered at the offices of _____ or stipulated place of closing and transaction closed no later than _____ PM on _____, 2015. Purchaser will be given possession of said premises at time of closing, provided any net proceeds of the sale have been disbursed.

Closing Costs and Pro-rations: Purchaser to pay all closing costs including, but not limited to, deed preparation, deed stamps, and any recording fees. Taxes, fuel(s), rents, other fees associated with rentals, and homeowner's association fees will be adjusted as of the date of closing. Tax pro-rations will be based on the tax information available on the date of closing and are to be prorated on that basis. Pro-rations at closing shall be final.

In the event the Property is damaged or destroyed by fire or other casualty prior to closing, Purchaser or Seller will have the option for ten (10) days thereafter of proceeding hereunder or terminating this Contract by written notification to the other party.

Acknowledgment of Agency Disclosure: Purchaser and Seller acknowledge receipt of a copy of the South Carolina Agency Disclosure Brochure and acknowledge that the respective agents involved in the transaction have explained agency relationships. For the purpose of this transaction:

The Seller is a client or customer of _____
Brokerage

The Purchaser is a client or customer of _____
Brokerage

This written Contract expresses the entire agreement between the parties, unless there is a written addendum or modification signed by Purchaser and Seller. Any response, counteroffer, or written communication which would alter any of the terms of this agreement must be acknowledged in writing by each party. Both the Purchaser and Seller hereby acknowledge they have not received or relied upon any statements or representations by either Broker or their Agents, which are not expressly stipulated herein. This Contract shall be binding on the Purchaser, the Seller and their heirs, personal representatives, successors and assigns. This is a legally binding Contract; the Purchaser and Seller should seek legal advice if the contents are not understood.

Purchaser	Date	Time
Purchaser	Date	Time
Seller	Date	Time
Seller	Date	Time

The Listing and Selling Agent and Company information below is for informational purposes only. None of the Agents and Companies below are, nor shall be considered to be, parties to this contract.

Listing Agent & Company (print)	Agent Telephone Number
	Company Telephone Number
Selling Agent & Company (print)	Agent Telephone Number
	Company Telephone Number



REAL ESTATE Broker/Buyer Registration
Sunil Varghese, BIC
SCAF 3988 - REO - 18003
104 Middleton Way • Greer, South Carolina 29650
(864) 801-9468
www.whamauctions.com

The undersigned hereby agrees to the following for Broker participation:

- Licensed agents must register their buyer clients with WHAM AARE, LLC at least 24 hours prior to the start of the auction. Please note that the auction company will only compensate buyer's agents, not sub agents.
- A 3% commission of the high bid amount will be paid to the licensed agent's Broker-in-Charge when his/her buyer client(s) closes on the property. You must attend the auction with your client and be licensed in the State of SC.
- There are NO exceptions to this policy and NO verbal registrations will be accepted

Auction Date: _____

Property Address: _____

Broker _____ Agent Name _____

Broker Phone _____ Agent Phone _____

Buyer's Name (printed) _____

Buyer's Signature _____ Date _____

All pre-auction offers are encouraged and will be presented to the seller. Please return this form via:

Fax: (866) 267-3053

Email: sunil@whamauctions.com

Mail: Sunil Varghese
C/O WHAM AARE, LLC
104 Middleton Way
Greer, SC 29650