

History of the Deed for the Long Creek School Buildings, Cafeteria & Ball Ground

May 10 1967 – Lease from Board of Education to Long Creek Community Club Book J page 303

That for and in consideration of the agreement herein contained and pursuant to Sub-section VI of Chapter 11 of the Code of Laws of the State of South Carolina for 1962, the School District of Oconee County, as Lessor, does hereby lease unto Long Creek Community Club, as Lessee, that following described land and improvements thereon:

All that certain piece, parcel and tract of land situate, lying and being in the State of South Carolina, County of Oconee, Long Creek District, being known and designated as the Long Creek School property, with school building and cafeteria situated thereon.

The term of this lease shall be for twenty (20) years from the date hereof, provided, however, that in the event the Lessor should require the property for school purposes or that it ceases to be used for community purposes as set forth under Section 21-347, 1 of the Code of Laws of the State of South Carolina for 1962 then this lease shall terminate and the property shall revert to The School District of Oconee County. The Lessee does hereby covenant and agree that the property shall be used for community purposes and that Long Creek Community Club shall be responsible for the upkeep and maintenance of the building situate thereon and that such building shall be insured against loss by fire or other hazards at the expense of the Lessee and that the Lessee shall keep and maintain said insurance, pay the premiums when they become due, with loss payable to The School District of Oconee County.

TO THE FAITHFUL PERFORMANCE of each and every part of this agreement we do hereby bind ourselves and our successors by these presents.....

August 19, 1983 – Deed from School District to Long Creek Community Club Book 15-J page 299

Know all men by these presents, that School District of Oconee County, in the State aforesaid for and in consideration of the sum of one dollar and the premises, to it, paid by THE LONG CREEK COMMUNITY CLUB, in the State aforesaid (the receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said THE LONG CREEK COMMUNITY CLUB, its successors and assigns, forever:

A description of the property follows but is incorrect. It is corrected with the next deed.

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING CONDITIONS SUBSEQUENT AND RIGHT OF REVERTER: THIS PROPERTY CANNOT BE SOLD, TRADED, DONATED, SUBLEASED OR EXCHANGED IN ANY MANNER TO ANY PERSON OR ORGANIZATION, AND THIS PROPERTY MUST CONTINUE TO BE USED FOR A CHARTERED COMMUNITY CLUB, AND IF ANY OF THE AFOREMENTIONED CONDITIONS SUBSEQUENT ARE VIOLATED IN ANY WAY, THEN THIS PROPERTY SHALL REVERT TO THE SCHOOL DISTRICT OF OCONEE COUNTY, ITS SUCCESSORS AND ASSIGNS.

This conveyance is also made subject to usage when necessary for school programs by the School District of Oconee County, and is also subject to any easement or rights-of-way for roadways or utilities heretofore conveyed by the School District of Oconee County or any predecessor in title, as may appear of public record or upon the premises.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said promises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said THE LONG CREEK COMMUNITY CLUB, its successors and Assigns, forever, SUBJECT, HOWEVER, to the aforementioned conditions subsequent and right of reverter.

And it does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises unto the said THE LONG CREEK COMMUNITY CLUB, its successors and assigns, forever, SUBJECT, HOWEVER, to the aforementioned conditions subsequent and right of reverter, against it and its successors and assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

December 16, 1987 – Corrected Deed from School District to Long Creek Community Club Book 529 page 219

WHEREAS: The School District of Oconee County, by deed recorded in Deed Book 15-J at page 299, records of Oconee County, South Carolina, conveyed certain property to the Long Creek Community Club: and

WHEREAS, the property described in the aforementioned deed had previously been conveyed to B. T. Ramey in Deed Book 6-J, page 235, records of Oconee County, South Carolina, and was not the property which was supposed to have been conveyed unto The Long Creek Community Club, and the School District of Oconee County desires to correct this prior omission and mistake by executing this Corrective Deed.

NOW THEREFORE:

KNOW ALL MEN BY THESE PRESENTS that School District of Oconee County, in the state aforesaid, for and in consideration of the sum of One dollar and the premises to it in hand paid by The Long Creek Community Club, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargained, sold and released and by these presents do grand, bargain, sell and release unto the said The Long Creek Community Club, its successors and assigns forever:

All that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Oconee, Long Creek School District, containing FOUR AND ONE-HALF (4.50) acres, more or less, as shown and more fully described on a plat thereof by C. C. Myers, Surveyor, dated 5-27-50 and recorded in Deed Book 6-I, page 1, records of the Clerk of Court of Oconee County, South Carolina.

This being the property conveyed unto Trustees of Long Creek School District #57 by deed of Bertha M. Cox, recorded 6-21-50, records of the Clerk of Court of Oconee County, South Carolina.

THE PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING CONDITIONS SUBSEQUENT AND RIGHT OF REVERTER: THIS PROPERTY CANNOT BE SOLD, TRADED, DONATED, SUBLEASED OR EXCHANGED IN ANY MANNER TO ANY PERSON OR ORGANIZATION, AND THIS PROPERTY MUST CONTINUE TO BE USED FOR A CHARTERED COMMUNITY CLUB, AND IF ANY OF THE AFOREMENTIONED CONDITIONS SUBSEQUENT ARE VIOLATED IN ANY WAY, THEN THIS PROPERTY SHALL REVERT TO THE SCHOOL DISTRICT OF OCONEE COUNTY, ITS SUCESSORS AND ASSIGNS.

THIS CONVEYANCE IS ALSO MADE SUBJECT TO USAGE WHEN NECESSARY FOR SCHOOL PROGRAMS BY THE SCHOOL DISTRICT OF OCONEE COUNTY AND IS ALSO SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY FOR ROADWAYS OR UTILITIES HERETOFORE CONVEYED BY THE SCHOOL DISTRICT OF OCONEE COUNTY OR ANY PREDECESSOR IN TITLE, AS MAY APPEAR OF PUBLIC RECORD OR UPON THE PREMISES.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular, the premises before mentioned unto the said The Long Creek Community Club, its successors and assigns forever, SUBJECT HOWEVER TO THE AFOREMENTIONED CONDITIONS SUBSEQUENT AND RIGHT OF REVERTER.

And it does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the premises before mentioned unto the said The Long Creek Community Club, its successors and assigns, SUBJECT, HOWEVER, TO THE AFOREMENTIONED CONDITIONS SUBSEQUENT AND RIGHT OF REVERTER, from and against itself and its successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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May 5, 1995 – Deed from Long Creek Community Club to Long Creek Volunteer Fire Department Station 9 – MAP 140 SUB 00 BLK 01 Parc))* Book 0817 page 0268

KNOW ALL MEN BY THESE PRESENTS, that THE LONG CREEK COMMUNITY CLUB, in the State aforesaid, for and in consideration of the sum of ONE Dollar (\$1.00) to be paid by LONG CREEK VOLUNTEER FIRE DEPARTMENT STATION 9 in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released and by these presents do grant, bargain sell and release unto the said:

LONG CREEK VOLUNTEER FIRE DEPARTMENT STATION 9, its Successors and Assigns:

All that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Oconee, Long Creek School District, containing FOUR AND ONE-HALF (4.50) acres, more or less, as shown and more fully described on a plat thereof by C. C. Myers, Surveyor, dated 5-27-5- and recorded in Deed Book 6-I, page 1, records of the Clerk or Court of Oconee County, South Carolina.

This being the property conveyed to The Long Creek Community Club by deed of The School District of Oconee County by corrective deed dated December 16, 1987, and recorded March 14, 1988, in Deed Book 529, page 219, records of Oconee County, South Carolina.

Said property is subject to any easements of rights-of-way for roadways or utilities as may appear of public record or upon the premises.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said LONG CREEK VOLUNTEER FIRE DEPARTMENT STATION 9, its Successors and Assigns forever.

And Long Creek Community Club does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said LONG CREEK VOLUNTEER FIRE DEPARTMENT STATION 9, its Successors and Assigns, against itself and its Successors and Assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our Hands and Seals.....

Patty Higgins, Secretary