

Recording requested by (name):)

When recorded, mail to (name and address):)

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

MECHANIC'S LIEN

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

1. Cynthia Moore, Executrix (the "Claimant"), located at 561 Kings River Rd, Pawleys Island, South Carolina 29585, claims a mechanics lien for the labor or services or equipment or materials described herein, furnished for a work of improvement on that certain real property located in the County of Georgetown, in the State of South Carolina. The complete address of the real property on which this mechanics lien is claimed is: 561 Kings River Rd, Pawleys Island, South Carolina 29585 (the "Property"). The permanent index identification number of the Property is: 04-0205-242-00-00. The legal description of the Property is:

All that tract or parcel of land lying and being at Pawleys Island, in Township 7, Tax District 4, being designated as Lot Eight (8), Block A, Tract 18, of the Plate of Hagley Estates, Inc., said map being made by Owen Patton, Registered Engineer & Surveyor dated June 1, 1966 a copy of said map being recorded in the office of the Clerk of Court for Georgetown County in Plat Book R at Page 94, reference to which is craved as forming a part of these presents.

2. The labor or services or equipment or materials were furnished by Claimant Cynthia Moore, Executrix, located at 561 Kings River Rd, Pawleys Island, South Carolina 29585..

3. The owner of the Property is: First Citizen Bank & Trust Company, located at P.O. Box 63068, Charlotte, North Carolina 28263.

4. On August 3, 2020 Claimant request payment (Written Contract) for expense for keeping up the property on said Property (the "Contract") for the original total sum of \$409,740.00, which became due and payable on the due date of August 13, 2020 and if not paid on the due date the amount due to Claimant is subject to an interest rate of 5% per annum which brings payment sum total to \$430,227.00

5. After deducting all just credits and offsets, the sum of \$430,227.00 is due to Claimant for the labor or services or equipment or materials provided.

(SIGNATURE) Cynthia Moore, Executrix (Property Manager)

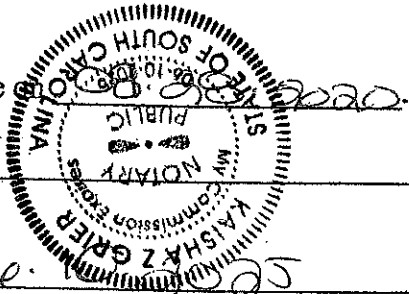
NOTARY ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA)	
)	SS.
COUNTY OF GEORGETOWN)	

The Affiant, Cynthia Moore, Executrix, being duly sworn, on oath deposes and says that s/he is the Claimant and that s/he has read the foregoing claim for the lien and knows the contents thereof, and that all statements therein contained are true and correct to the best of his/her belief and knowledge.

Subscribed and sworn to before me

Kaisha Grier
(Notary Printed Name)



My commission expires on: 08/25/25

CERTIFICATION OF DUE PRESENTMENT OF NOTICE UNDER NOTARY SEAL.

Date of Presentment: AUGUST 3, 2020

Notice Presented Under Seal: REQUEST FOR PAYMENT AND CONDITIONS, INVOICE #0098765, and CERTIFICATE OF SERVICE

Notary's Certification: The above-noted parties were presented notice under notary seal that certification of non-response or default within ten (10) days of postmark would comprise their acceptance of the facts set forth within these instruments, the time having elapsed for response thereof.

Date of Presentment: AUGUST 19, 2020

Notice Presented Under Seal: REQUEST FOR PAYMENT AND CONDITIONS, INVOICE # 0098765, CERTIFICATE OF SERVICE, and NOTICE OF NON-RESPONSE (FAULT IN DISHONOR).

Notary's Certification: The above-noted parties were presented notice under notary seal that certification of non-response or default within five (05) days of postmark would comprise their acceptance of the facts set forth within this instrument, the time having elapsed for response thereof.

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INVOICE

Instrument
202020000239

Book Page
76 327

INVOICE # 0098765

INVOICE DATE: 08/03/2020

Cynthia Moore, Executrix

561 Kings River Rd,
Pawleys Island, South Carolina 29585
Phone: 843 983 0300
cynthiamoore183@gmail.com

BILL		SHIP	
TO	First Citizen Bank & Trust Bank Company	TO	First Citizens Bank & Trust Company
	PO Box 63068		PO Box 63068
	Charlotte, North Carolina 28263		Charlotte, North Carolina 28263
			1 800 562 5167

SHIPPING METHOD		SHIPPING TERMS	DELIVERY DATE	
Certify Mail				
QTY	ITEM ID#	DESCRIPTION	UNIT PRICE	ITEM TOTAL
1		Roofing Work	\$35,000.00	\$35,000.00
1		Plumbing Work	\$33,000.00	\$33,000.00
1		House Payment	\$43,000.00	\$43,000.00
1		Deck Replacement	\$39,990.00	\$39,990.00
1		Painting Inside House	\$28,000.00	\$28,000.00
1		Painting outside House	\$45,000.00	\$45,000.00
1		Lawn Care	\$ 23,800.00	\$23,800.00
1		Electrical Bill	\$ 34,000.00	\$ 34,000.00
1		Electrical wiring	\$ 15,000.00	\$ 15,000.00
1		Tile work	\$ 20,000.00	\$ 20,000.00
1		Carpet install	\$ 15,000.00	\$ 15,000.00
1		Doors install	\$ 8,800.00	\$ 8,800.00
1		Air Condition work	\$ 13,000.00	\$ 13,000.00
1		Water Bill	\$ 10,000.00	\$ 10,000.00
1		Hot Water Heater work	\$ 6,550.00	\$ 6,550.00
1		Cleaning Service	\$ 39,600.00	\$ 39,600.00

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Description	This is a invoice to First Citizens Bank & Trust Company for payment to Cynthia Moore, Executrix for the expense for the upkeep of property 561 Kings River Rd, Pawleys S.C. 29585	SUBTOTAL	\$409,740.00
		SHIPPING	\$0.00
PAYMENT TERMS	Payment must be paid on due date if not five percent will be added.	TAX	\$0.00
PAYMENT DUE	08/13/2020	TOTAL DUE	\$409,740.00

Make All Checks Payable To: Cynthia Moore, Executrix

THANK YOU FOR YOUR BUSINESS.

A RESPONSE IS REQUIRE WITHIN TEN DAYS OF THIS NOTICE

Cynthia Ann Moore, Executrix
sovereign living soul, holder of the office of "the people"
inhabitant of the land of South Carolina

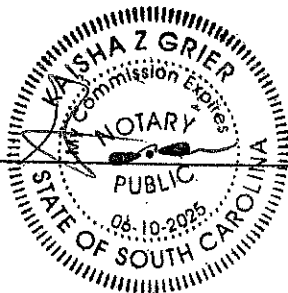
1. Adeline Moore
Witness Signature

2. Carrie M Owens
Witness Signature

ACKNOWLEDGEMENT

As an *ex officio* Notary Public and an officer of the court for the Republic of South Carolina. I, Kaisha Z. Grier hereby certify that **Cynthia Ann Moore, Executrix** who is known to me, who is a sovereign living soul, an inhabitant of the land of South Carolina, and a holder of the office of "the people", appeared before me and executed the foregoing on this 3rd day of August, in the year of our Lord, Two Thousand and Twenty, and two witnesses,

Kaisha Z
Notary



Instrument
202020000230

Book Page
76 307

Rec # 2052166
Cynthia Moore

202020000230
Filed for Record in
GEORGETOWN SC
MARLENE MCCONNELL, REGISTER OF DEEDS
08-28-2020 At 03:55:39 pm.
MECH LIEN 25.00
Book 76 Page 303 - 307

Marlene McConnell

④

Instrument 202020000233 Book Page 76 320

Re-record

205349 Cynthia Moore

202020000233
Filed for Record in
GEORGETOWN SC
MARLENE MCCONNELL, REGISTER OF DEEDS
09-01-2020 At 11:57:20 am.
HECH LIEN 25.00
Book 76 Page 315 - 320
Marlene McConnell

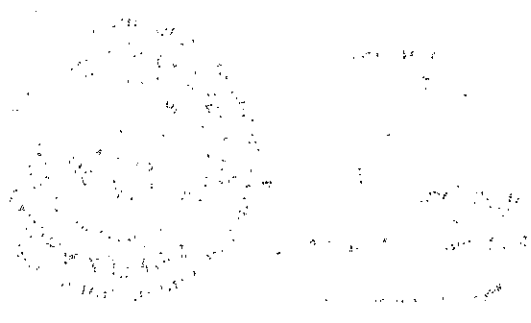


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PAWLEYS ISLAND CITY, GEORGETOWN COUNTY, SOUTH CAROLINA, SITUATED, LYING AND BEING AT PAWLEYS ISLAND, IN TOWNSHIP 7, TAX DISTRICT 4, BEING DESIGNATED AS LOT EIGHT (8), BLOCK A, TRACT 18, OF THE PLAT OF HAGLEY ESTATES, INC., SAID MAP BEING MADE BY OWEN PATTON, REGISTERED ENGINEER AND SURVEYOR DATED JUNE 1, 1966 A COPY OF SAID MAP BEING RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR GEORGETOWN COUNTY IN PLAT BOOK RAT PAGE 94, REFERENCE TO WHICH IS CRAVED AS FORMING A PART OF THESE PRESENTS.

THIS CONVEYANCE IS MADE SUBJECT TO ALL CONDITIONS, COVENANTS, RESTRICTIONS, LIMITATIONS, AND EASEMENTS OF RECORD SET FORTH IN DEED BOOK 74 AT PAGE 224, AND ANY AND ALL AMENDMENTS THERETO.

THIS BEING THE SAME PROPERTY CONVEYED TO ROBERT L. MCDONALD, BY DEED FROM CLYDE GAINNEY, BY HIS ATTORNEY IN FACT, HELEN L. GAINNEY, DATED 06/13/2001 AND RECORDED ON 06/14/2001 IN BOOK 1189, PAGE 173, IN THE GEORGETOWN COUNTY RECORDERS OFFICE.

TMS # 04-0205-242-00-00

*As-record
805 713 Cynthia Moore*

202020000239
Filed for Record in
GEORGETOWN SC
MARLENE MCCOMMELL, REGISTER OF DEEDS
09-14-2020 At 10:31:15 am.
MECH LIEN 25.00
Book 76 Page 325 - 331

Marlene McConnell