Instrument	Book Pase
202020000233	76 315
Instrument	Book Pase
202020000239	76 325
	2020200000239

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	74.4)

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...

Instrument 202020000230 Book Page

Instrument 202020000233 Book Pase

The owner of the Property is: First Citizen Bank & Trust Company, located at Po 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

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.

Cynthia Moore, Executrix (Property Manager)

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

My commission expires on:

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 clapsed 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.



|Instrument 2020200000230

Book Pose 76 305

Instrument 202020000239

Book Pase 76 327 INVOICE

Cynthia Moore, Executrix

561 Kings River Rd, Pawleys Island, South Carolina 29585

Phone: 843 983 0300

cynthiamoore183@gmail.com

INVOICE DATE: 08/03/2020

OTY	ITEM ID#	DESCRIE	TION	UNIT PRICE	ITEM TOTAL
	Certify Mail				
; · · · · · ;	SHIPPING METHOD	SHIPPI	NG TERMS	DELIVE	RY DATE
					The second secon
					· ·
	<u> </u>				
. , .				1 800 562 5167	
	Charlotte, North Carolina 2	8263		Charlotte, North Carolina 28	3263
	PO Box 63068	,		PO Box 63068	
TO	First Citizen Bank & Trust Bank Company		ТО	First Citizens Bank & Trust Co	ompany
BILL			SHIP		

SHIPPING METHOD		SHIPPING TERMS DELIVERY DATE		TE
Certify Mail				
QTY	ITEM ID#	DESCRIPTION	UNIT PRICE	ITEM TOTAL
1		Roofing Work	\$35,000.00	\$35,000.00
1	e	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
- !		Electrical wiring	\$ 15,000.00	\$ 15,000.00
!	<u> </u>	Tile work	\$ 20,000.00	\$ 20,000.00
!		Carpet install	\$ 15,000.00	\$ 15,000.00
1		Doors install	\$ 8,800.00	\$ 8,000.00
!		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

Instrument 202020000230 Instrument 202020000233 Book Pase 76 306 Book Pase 76 312

Description'	M.:.	105tru 20202000	
* Total Private	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
DAMACNE VENA		SHIPPING	\$0.00
	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 Any Moore, Executrix sovereign living soul, holder of the office of "the people" inhabitant of the land of South Carolina

Moore

Moore, Executrix

Sovereign living soul, holder of the office of "the people"

inhabitant of the land of South Carolina

Moore

Moore, Executrix

Sovereign living soul, holder of the office of "the people"

inhabitant of the land of South Carolina

Moore, Executrix

Sovereign living soul, holder of the office of "the people"

inhabitant of the land of South Carolina

Moore, Executrix

Moore, Executrix

Sovereign living soul, holder of the office of "the people"

inhabitant of the land of South Carolina

Moore, Executrix

Moore, Executrix

Sovereign living soul, holder of the office of "the people"

inhabitant of the land of South Carolina

Moore, Executrix

ACKNOWLEDGEMENT

As an ex officio Notary Public and an officer of the court for the Republic of South Carolina. I, 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 day of August, in the year of our Lord, Two Thousand and Twenty, and two witnesses,

Notary PUBLIC SOUTH CANALITY

Witness Signature

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
Thadene McConnell

Presit 205266 Cynthia Moore

This isa Exhibit

)		Instrument 202020000233	Book Pase 76 319
	, 15°)		Instrument 202020000239	Book Pase 76 329
Vhen recorded, mail t	o (name and address):)	·.		
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)			-
			SPACE ABOVE TI	US LINE FOR RECORDS	DIC HEF

STATE OF SOUTH CAROLINA COUNTY OF GEORGETOWN PRESENTMENT Be it known, that, the person signing below, a duly empowered Notary Public, at the request of Cynthia Moore, Executrix 561 Kings River Rd., Pawley Island, SC 29585 In care of REQUEST FOR PAYMENT AND CONDITIONS, INVOICE # 0098765, 1. did duly present on Aug. 3, 2020 the attached and CERTIFICATE OF SERVICE AUG. 3, 2020 to FIRST CITIZENS BANK & TRUST COMPANY, PO BOX 63068, CHARLOTTE NC 28263 signed by Cynthia Moore, Executrix requesting PAYMENT the time limit having elapsed for rebuttal or acceptance thereof, which was refused by non-response/non-performance. 2. did duly present on Aug 19, 2020. The attached REQUEST FOR PAYMENT AND CONDITIONS, INVOICE # 0098765, CERTIFICATE OF SERVICE, and NOTICE OF NON — RESPONSE (FAULT IN DISHONOR) dated Aug. 19, 2020 to FIRST CITIZENS BANKS & TRUST COMPANY PO BOX 63068, CHARLOTTE, NC 28268 signed by <u>Cynthia Moore, Executrix</u> requesting <u>PAYMENT the</u> time limit having elapsed for rebuttal or acceptance thereof, which was refused by non-response/non-performance. DEFAULT Whereupon, the Notary Public signing below, for the reason dishonor by non-response/non-performance, does publicly and solemnly certify the dishonor as against all parties it may concern for liability equivalent to all costs, damages and interest incurred, or hereafter incurred, by reason of non-response/non-performance thereof and stipulations therein. NOTICE The undersigned Notary Public, certifies that on Aug. 19, 2020 Notice(s) of Default were sent to the parties noted below by depositing in a depository of the United States Postal Service within the State Indicated herein a sealed envelope containing said Notices(s) directed to the respective person(s) or entity(ies) at the last known corresponding address noted below: NAME **ADDRESS** FIRST CITIENS BANK & TRUST COMPANY PO BOX 63068, CHARLOTEE, NC 28268 In testimony of the above, I have signed my name and attached my officiated

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 #8098765, 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.



20202000233
Filed for Record in GEORGETOWN SC
MARLENE MCCONNELL, REGISTER OF DEEDS
09-01-2020 At 11:57:20 am,
MECH LIEN
BOOK
76 Page 315 - 320

Maxlene 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 GAINEY, BY HIS ATTORNEY IN FACT, HELEN L. GAINEY, 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



marlene Mc Cornell

Al-Mahhiac

20202000239

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

76 331