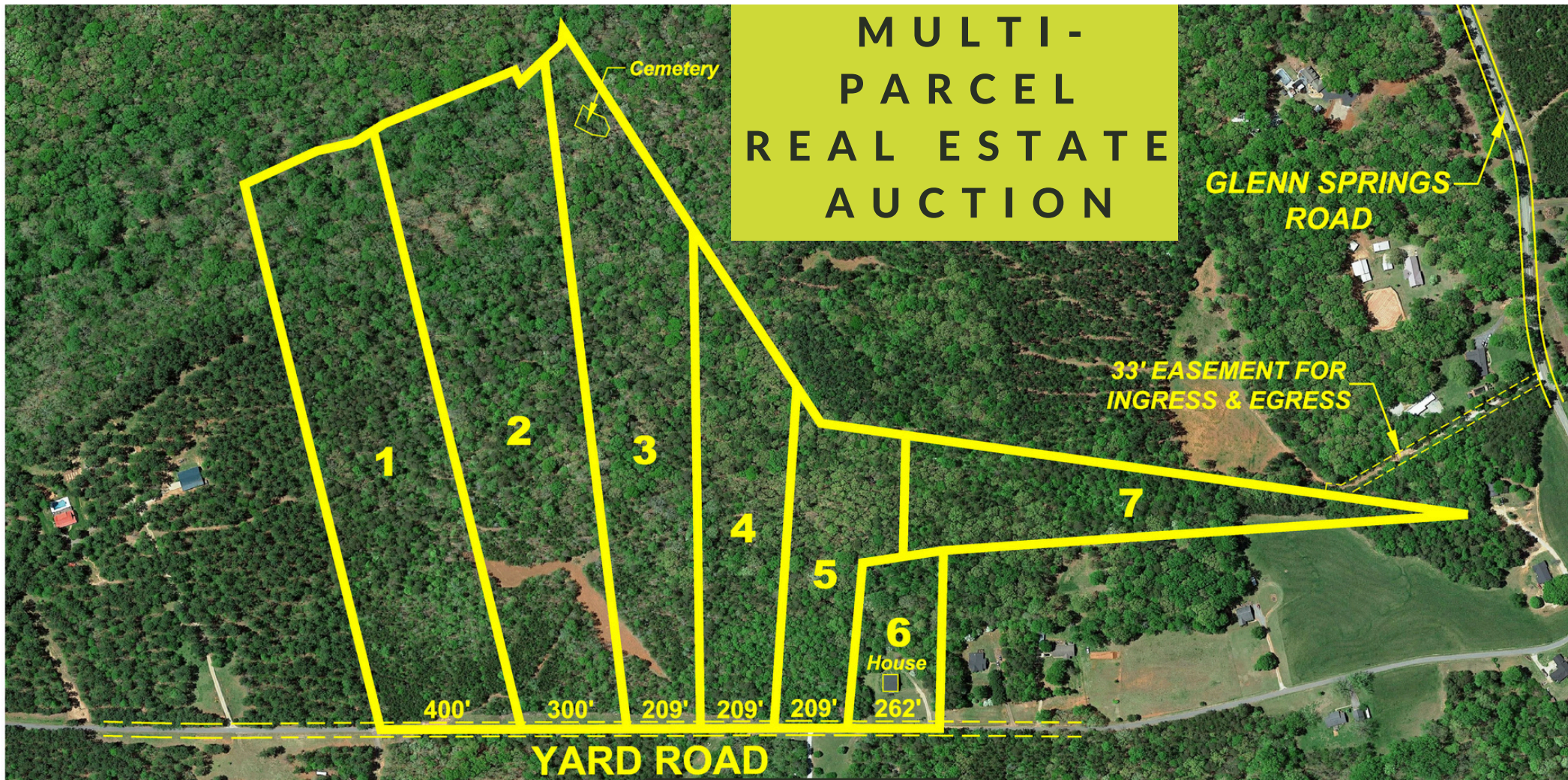


MULTI-PARCEL REAL ESTATE AUCTION



SPARTANBURG (GLENN SPRINGS)-SC

65+ ACRES - 1350 SF HOUSE

Features:

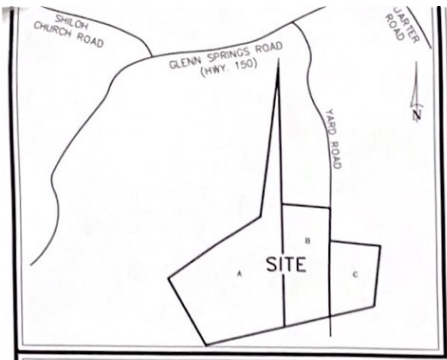
- ✓ Over 65 Acres
- ✓ 1350 sf+/- House
- ✓ Abundant Wildlife
- ✓ Creek
- ✓ Food Plots
- ✓ Individual Tracts or As a Whole

NEW AUCTION DATE
Online Auction Ending

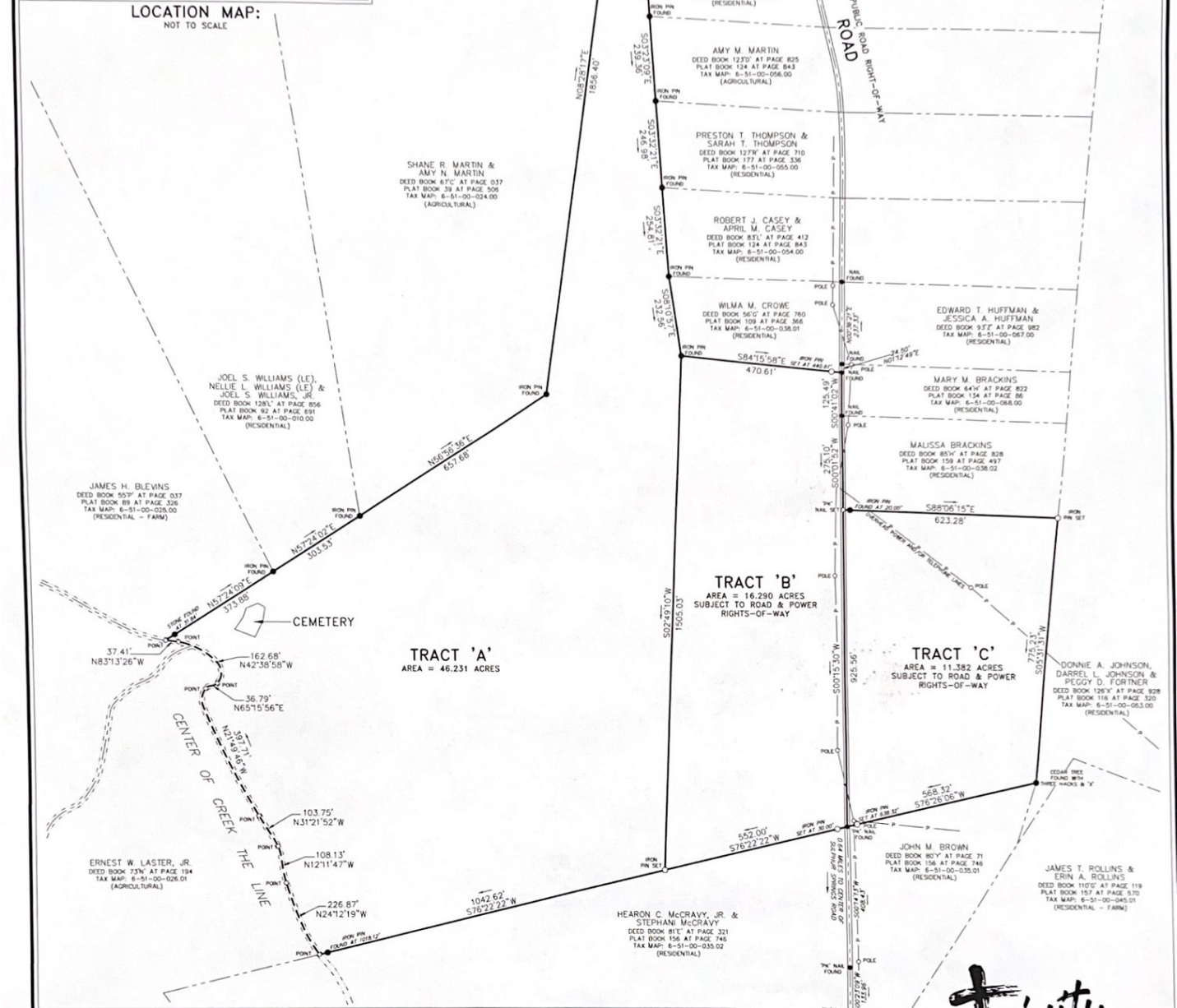
SAT., OCTOBER 12 @ 11:00 AM

www.BidYall.com - 864.497.0330

John Slaughter - SCAFL # 4206



LOCATION MAP:
NOT TO SCALE



SOUTH CAROLINA GRID NORTH (NAD 83)

SURVEY FOR:
David A. Crowe & Lora C. Clary (Tracts 'A' & 'B')
James L. Brackins & Loretta B. Brunson (Tract 'C')

BEING A PORTION OF THE PROPERTY AS DESCRIBED IN DEED BOOK 130 J AT PAGE 77 AND DEED BOOK 55 X AT PAGE 626. ALSO SEE OTHER DEEDS AND PLATS AS HEREOF REFERENCED.

EXCEPT AS SHOWN AND/OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING ITEMS, OTHER THAN THOSE VISIBLE AT THE TIME OF THE SURVEY FIELD WORK: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH OR TITLE COMMITMENT MAY DISCLOSE.

SEAL: SOUTH CAROLINA REGISTERED PROFESSIONAL SURVEYOR NO. 25439

SEAL: SOUTH CAROLINA REGISTERED PROFESSIONAL SURVEYOR NO. 5446

I HEREBY CERTIFY TO: DAVID A. CROWE & LORA C. CLARY AND JAMES L. BRACKINS & LORETTA B. BRUNSON 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 OF A CLASS 'A' SURVEY AS SPECIFIED THEREIN.

THAT THE PROPERTY IS OR IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL NO. 45083C-0410-D OF THE FLOOD INSURANCE RATE MAPS FOR SPARTANBURG COUNTY DATED 6 JANUARY 2011.

Joseph C. Brunson
JOSEPH C. BRUNSON, SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR

THE CERTIFICATE(S) ABOVE SHALL ONLY APPLY IF THIS SHEET CONTAINS THE SIGNATURE OF THE SURVEYOR AND THE SURVEYOR'S SEAL HAS BEEN EMBOSSED.

LOCATION: EAST OF GLENN SPRINGS COMMUNITY

COUNTY: SPARTANBURG STATE: SOUTH CAROLINA

DATE: APRIL 30, 2021 BLOCK MAP: PARCELS: WEST/BURNS SHEET: 6-51-00 34.00 & 38.00 JOE WHISENANT

SCALE: 1" = 200'

200 400 600

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR

TRINITY LAND SURVEYING, LLC
ADDRESS: 129 GLADYS COURT, SPARTANBURG, SC 29301

TEL: 864-576-8665 FAX: 864-576-8424
TEL: 864-576-2790 EMAIL: trinityplc@trinityland.com



UNINCORPORATED

150



Spartanburg County, SC

Summary

Parcel ID 6-51-00-038.01
Account # 131869
MillageGroup 4100 - 6GSF - SD6/GLENN SPRINGS PAULINE RURAL FIRE DISTRICT
Land Size 2.74 AC
Utilities ,SEPTIC,WELL
Fire District GSF
Site Conditions UNPAVED
Location Address 300 YARD RD
 SPARTANBURG 29302
Legal Description W SIDE YARD RD S OF SC HWY 150 PB 109-366
 (Note: Not to be used on legal documents)
Neighborhood 9996
Property Usage Non-Qualified Regular Residential Improved (6RGR)



Owners

CROWE DAVID ARNOLD ETAL
 PO BOX 571
 ARCADIA SC 29320

[CLARY LORA MAE](#)
 212 RIVER FOREST DR
 BOILING SPRINGS SC 29316

Exemptions

Exemption ↕	Year ↕	GrantYear ↕	Amount ↕
Homestead	2006	0	\$0.00
Homestead	2007	0	\$0.00
Homestead	2008	0	\$252.20
Homestead	2009	0	\$268.40
Homestead	2010	0	\$271.00
Homestead	2011	0	\$271.40
Homestead	2012	0	\$0.00
Homestead	2013	0	\$544.40
Homestead	2014	0	\$282.40
Homestead	2015	0	\$292.00
Homestead	2016	0	\$292.00
Homestead	2017	0	\$292.00
Homestead	2018	0	\$297.20
Homestead	2019	0	\$297.20
Homestead	2020	0	\$297.20

Valuations

	2023	2022	2021	2020
Market Land Value	\$29,279	\$21,163	\$21,200	\$21,200
+ Market Improvement Value	\$117,900	\$82,300	\$82,300	\$82,300
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$147,179	\$103,463	\$103,500	\$103,500
Taxable Land Value	\$27,191	\$21,163	\$21,200	\$20,140
+ Taxable Improvement Value	\$94,888	\$82,300	\$82,300	\$78,185
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$18,438)	(\$13,322)	\$0	\$0
= Total Taxable Value	*\$103,641	*\$90,141	*\$103,500	*\$98,325
Assessed Land Value	\$523	\$468	\$1,272	\$806
+ Assessed Improvement Value	\$5,693	\$4,938	\$4,938	\$3,127
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$6,216	\$5,406	\$6,210	\$3,933

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$74.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% RES IMPV (6RGR)	1.00	Acre	ACRE	0	0
4 AG FI (4AGA)	1.74	Timber	ACRE	0	0

Buildings

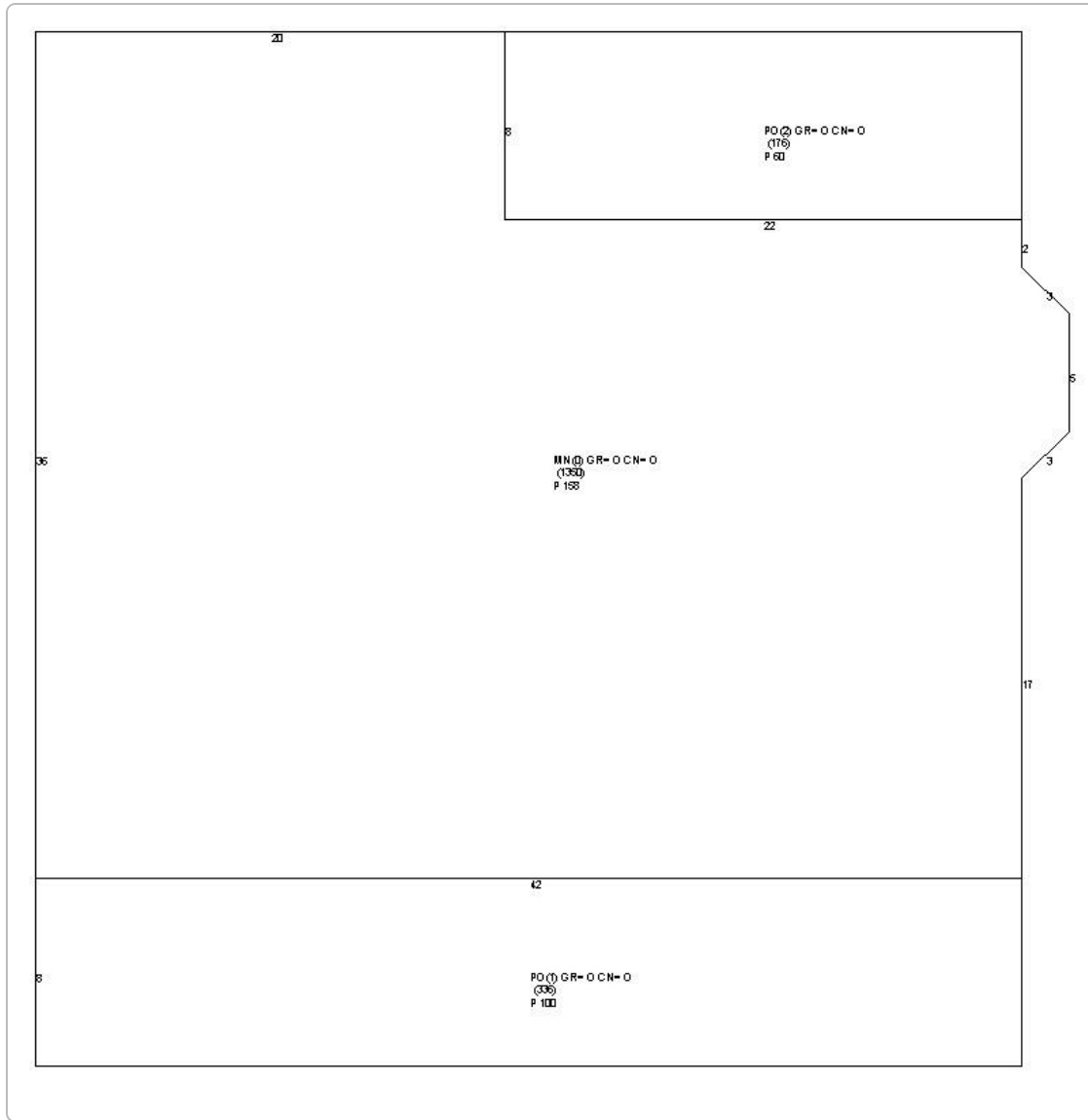
Building ID	136678
Style	Single Family / 1
Gross Sq Ft	1,862
Finished Sq Ft	1,350
Stories	1 Story
Condition	Fair-Avg
Interior Walls	DRYWALL
Exterior Walls	CEDAR
Year Built	1990
Garage	
Porch	Porch Open
Effective Year Built	1990
Foundation	BRICK
Roof Type	GABLE
Roof Coverage	COMP SHINGLE
Flooring Type	CARPET with 50% VINYL
Heating Type	CENTRAL HEAT with 100% AIR CONDITIONING
Full Bathrooms	1
Half Bathrooms	0
3/4 Bathrooms	0
Grade	C-
Grade Description	C-
Number of Fire Pl	1

Code	Description	Sketch Area	Finished Area	Perimeter
MN	Main Living	1,350	1,350	158
PO	Porch Open	512	0	160
TOTAL		1,862	1,350	318

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/21/2020	\$0	PROBATE	DEE-2021-33570	132Q	994	Unqualified - PROBATE	Improved		
2/1/1990	\$1		DEE-1990-1811	56G	760	Unqualified - GIFT	Vacant	CROWE WILMA & MARY	
10/1/1989	\$0		DEE-1989-10205	55X	626	Unqualified - OTHER	Improved		

Sketches



Photos



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Yard Items.

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Spartanburg County, SC

Summary

Parcel ID 6-51-00-034.00
Account # 131856
MillageGroup 4100 - 6GSF - SD6/GLENN SPRINGS PAULINE RURAL FIRE DISTRICT
Land Size 46.231 AC
Utilities ,WELL
Fire District GSF
Site Conditions UNPAVED
Location Address YARD RD
 SPARTANBURG 29302
Legal Description TRACT A CROWE CLARY BRACKINS BRUNSON SURVEY PB 179-321
 (Note: Not to be used on legal documents)
Neighborhood Rural Land Map Number 6-51
Property Usage Qualified Agricultural Farm Vacant (4AGL)

Owners

[CROWE DAVID ARNOLD &](#)
 PO BOX 571
 ARCADIA SC 29320

[CLARY LORA MAE](#)
 PO BOX 571
 ARCADIA SC 29320

Valuations

	2023	2022	2021	2020
Market Land Value	\$509,310	\$369,066	\$427,717	\$423,388
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$509,310	\$369,066	\$427,717	\$423,388
Taxable Land Value	\$509,310	\$369,066	\$427,717	\$423,388
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$505,565)	(\$365,321)	(\$423,516)	(\$419,264)
= Total Taxable Value	\$3,745	\$3,745	\$4,201	\$4,124
Assessed Land Value	\$150	\$150	\$168	\$165
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$150	\$150	\$168	\$165

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4 AG FV (4AGL)	46.23	Timber	ACRE	0	0

Sales

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/11/2021	\$5	DEE-2021-45353	133K	231	Unqualified - OTHER	Vacant		
2/21/2020	\$1	DEE-2021-33570	132Q	994	Unqualified - PROBATE	Vacant		
1/25/2017	\$0		N/A		Unqualified - NEEDS VALIDATION CODE	Improved	MCARTHUR BOYCE L EST	
11/7/1967	\$1	Court Order	W00	39	Unqualified - PROBATE	Vacant		

No data available for the following modules: Exemptions, Fees, Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Sketches, Photos.

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Developed by

Schneider
 GEOSPATIAL

Spartanburg County, SC

Summary

Parcel ID 6-51-00-038.00
Account # 131868
MillageGroup 4100 - 6GSF - SD6/GLENN SPRINGS PAULINE RURAL FIRE DISTRICT
Land Size 16.29 AC
Utilities ,WELL
Fire District GSF
Site Conditions SEMI-IMPR
Location Address YARD RD
 SPARTANBURG 29302
Legal Description TRACT B CROWE CLARY BRACKINS BRUNSON SURVEY PB 179-321
 (Note: Not to be used on legal documents)
Neighborhood Rural Land Map Number 6-51
Property Usage Qualified Agricultural Farm Vacant (4AGL)

Owners

[CROWE DAVID ARNOLD &](#)
 PO BOX 571
 ARCADIA SC 29320

[CLARY LORA MAE](#)
 212 RIVER FOREST DR
 BOILING SPRINGS SC 29316

Valuations

	2023	2022	2021	2020
Market Land Value	\$219,512	\$159,067	\$159,067	\$302,125
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$219,512	\$159,067	\$159,067	\$302,125
Taxable Land Value	\$219,512	\$159,067	\$159,067	\$302,125
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$218,193)	(\$157,748)	(\$157,748)	(\$299,546)
= Total Taxable Value	\$1,319	\$1,319	\$1,319	\$2,579
Assessed Land Value	\$53	\$53	\$53	\$103
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$53	\$53	\$53	\$103

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4 AG FV (4AGL)	16.29	Timber	ACRE	0	0

Sales

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/11/2021	\$5	DEE-2021-45353	133K	231	Unqualified - GIFT	Improved		
2/21/2020	\$0	DEE-2021-33570	132Q	994	Unqualified - PROBATE	Improved		
10/1/1989	\$1	DEE-1989-10205	55X	626	Unqualified - FAMILY SALE	Vacant	MCARTHUR BOYCE L EST	
10/22/1938	\$227		9I	341	Unqualified - OTHER	Improved		

No data available for the following modules: Exemptions, Fees, Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Sketches, Photos.

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Developed by



Contract to Purchase Bid Y'all Auction & Realty, LLC

This Contract to Purchase is offered this _____ day of _____, 2024, by

(hereafter collectively referred to as the "Buyer") to _____
(referred to as the "Seller"). Bid Y'all Auction & Realty, LLC ("Broker") is serving as agent for the Seller. Buyer agrees to buy and Seller agrees to sell all that lot or parcel of land with buildings and improvements thereon, if any, described as: _____
hereinafter referred to as the "Property" Subject to the following conditions:

The Auction Bid Price (\$ _____) + 10% Buyer's Premium (\$ _____)
equals an agreed TOTAL PURCHASE PRICE of _____
DOLLARS (\$ _____).

Upon execution of this Contract to Purchase by both parties, the Buyer agrees to deposit with a Settlement Agent/Closing Attorney, by the close of the next business day, an earnest money escrow deposit ("Earnest Money") of **Ten Percent (10%) of Total Purchase Price** to be held in escrow and applied towards the total purchase price. The balance of the sales price must be paid by Buyer, within **Forty Five (45)** days of the date of this Contract, at closing. Time is of the essence.

Buyer selects _____ to act as Settlement Agent/Closing Attorney.

As procuring cause of this Contract, Broker has rendered a valuable service for which reason Broker is made a party to this Contract to enable Broker to enforce his commission rights hereunder against the parties hereto.

In the event closing does not occur within Forty-Five (45) days of the date of this Contract, or any extension thereof, Buyer will be considered in default and the Earnest Money shall be forfeited. Such forfeiture of the Earnest Money shall not affect other legal remedies available to Seller.

If Buyer defaults on this Contract, Buyer agrees that: (i) such Earnest Money shall be non-refundable and shall be delivered to Seller; and (ii) Buyer shall pay the full commission equal to the buyer's premium to Broker. Upon default, the Buyer authorizes and hereby directs the Settlement Agent/Closing Attorney to disburse the non-refundable Earnest Money directly to the Seller and/or Broker. The non-refundable Earnest Money shall be delivered to the Seller and/or Broker within five (5) days of said default.

Default shall be defined as follows:

- a) If the transaction does not close within Forty-Five (45) days of the date of this Contract, or any extensions thereof.
 - b) If Buyer defaults in the performance of any of the Buyer's obligations under this Contract.
-

This contract is inclusive of the Terms of Sale contained in Exhibit B attached hereto and made a part of this Contract by reference. If the Terms of Sale are in conflict with this Contract, then the Contract shall govern.

Buyer agrees to pay ALL closing costs, including but not limited to, attorney's fees, deed stamps and preparation, documentary stamps, survey, and termite inspection. Taxes, utilities, rents and other assessments, shall be prorated between the Buyer and Seller to the date of closing. Possession will be at closing.

Seller and Buyer agree that the described property is being sold "AS IS -WHERE IS" with all faults and without warranty of any kind, either expressed or implied, by the Seller or Broker. The parties agree that the Property is being sold to subject to any conditions, restrictions, right of ways, and easements and that the sale is not contingent upon financing or any other contingency. Buyer hereby represents that he has inspected the above-described Property and acknowledges and agrees that it was his sole responsibility to determine condition, genuineness, function, suitability for use, and value of the Property and that neither Seller nor Broker is responsible for any errors or omissions made in the description of the Property prior to or at auction.

It is agreed that a special warranty deed is to be furnished by Seller at closing. The deed shall be prepared in the name of Buyer and delivered at the place of closing. Seller and Buyer agree that the transaction must be closed within 45 days from the date of this Contract. Seller reserves the right at his/her sole discretion to extend the closing date an additional thirty (30) days, if needed. Such extension shall be given in writing and considered an addendum to this Contract.

The parties agree that this written Contract expresses the entire agreement between the parties and that there is no other agreement, oral or otherwise, modifying the terms hereunder and that the Contract shall be binding on both parties, their principles, heirs, personal representatives, successors and assigns forever. **Time is of the essence with respect to all provisions of this Contract that specify a time for performance.**

Should any party breach this Agreement, the other party may request and receive from the breaching party its cooperation to undertake mediation of the dispute. If the parties are unable to reach mutual agreement in mediation, the parties may file legal action under the following conditions: (i) parties waive their right to a trial by jury, and (ii) the prevailing party shall be entitled to collect reasonable court costs including any reasonable attorney fees. Any dispute associated with this Agreement shall be adjudicated according to the laws of the State of South Carolina.

Auctioneer's Proprietary Information and Bidder Contacts – AUCTIONEER'S proprietary information, including, without being limited to, mailing lists, email lists, and SELLER, BIDDER or BUYER contact information is the property of AUCTIONEER. Unless required by law, or necessary to facilitate collection of monies owed by non-paying BIDDERS, or otherwise necessary for litigation purposes, or directed by a court or administrative body of competent jurisdiction, AUCTIONEER has no obligation to provide SELLER, BIDDER or BUYER with any of AUCTIONEER'S proprietary information, including, without being limited to, mailing lists, emails lists, and SELLER, BIDDER or BUYER contact information.

By signing below, Buyer acknowledges receiving a copy of an "Acknowledgment of Receipt of the Disclosure of Brokerage Relationships" form the Broker. Buyer(s) further acknowledges that they received customer service in this real estate transaction from Broker as defined in South Carolina law. Signatures below signify acceptance of all terms and conditions stated herein.

BUYER(S):

SIGNATURE

DATE

SIGNATURE

DATE

SELLER(S):

DATE

DATE

BROKER:

DATE

Auctioneer/BIC:
John Slaughter, Auctioneer SCAL Firm #4206
BIC 107110



Bidder# TERMS OF SALE & BIDDER REGISTRATION (Schedule B to Contract to Purchase)

1. This Property is being offered at auction with a reserve and a 10% buyer's premium.
2. Bid Y'all Auction & Realty, LLC is agent for the seller only.
3. This Property sells "AS IS - WHERE IS" with all faults and without warranty of any kind, either expressed or implied, by seller or Broker. It is understood that a general warranty deed is to be furnished by seller at closing.
4. Immediately following bidding, the high bidder must execute a Contract to Purchase with no contingencies of any kind. If the bid is below the reserve amount, the Seller has up to twenty-four (24) hours to accept or reject the high bid. Upon execution of the Contract to Purchase by both parties, the Buyer must deposit with the Settlement Agent/Closing Attorney, by the close of the next business day, a non-refundable earnest money escrow deposit ("earnest money") of **10% of Total Purchase Price** to be held in escrow and applied towards the purchase price. The balance of the sales price must be paid by Buyer, within Forty-Five (45) days of the date of this Contract, at closing. Time is of the essence. Seller reserves the right in his sole discretion to extend the closing date an additional 30 days if needed. In the event that Buyer fails to comply with the Contract to Purchase, the earnest money will be forfeited, but such forfeiture shall not affect other legal remedies available to seller.
5. Buyer agrees to pay ALL closing costs, including but not limited to, attorneys fees, deed stamps and preparation, documentary stamps, survey, and termite inspection. Taxes, utilities, rents and other assessments, shall be prorated between the Buyer and Seller to the date of closing. Possession will be at closing.
6. All information announced, published or contained herein or in any brochure or advertisement was derived from public records and sources believed to be correct: however, it is not guaranteed by the Seller or Broker and is subject to inspection and verification by all parties before bidding. All square footage, dimensions, taxes, zoning, acreage, permitted uses, property lines, assessments and other information about the Property being sold are approximate and not guaranteed. Personal on-site inspection is strongly recommended. It is bidder's responsibility to determine the condition, genuineness, function, suitability for use, and value of the Property before bidding. The failure of any bidder to inspect, or to be fully informed about the Property, will not constitute any grounds for any claim or demand for adjustment or withdrawal of bid, offer or deposit money. Announcements made from the auction block take precedence over all other verbal, printed, announced and/or distributed information. Neither seller nor Broker is responsible for any errors or omissions made in the description of the Property prior to or at auction. This auction sale may be modified, withdrawn or canceled without notice by Seller at any time and for any reason.
7. INTERNET, MOBILE APP, AND TELEPHONE BIDDERS ("OFFSITE BIDDERS"): Off site Bidders are subject to all published and announced terms of sale. Off site Bidders may not be able to inspect the Property as well as if they examined it in person and are strongly encouraged to do their own due diligence regarding the Property before bidding. Broker will not be responsible for any errors or omissions in the description of the Property. Broker is providing Internet, mobile app, and/or telephone bidding as a service to bidder. This service may or may not function correctly the day of the auction. Under no circumstances shall bidder have any kind of claim against Broker or seller for any missed bids or if the Internet, mobile bidding application or phone service fails to work correctly during the auction for any reason. Prior to placing bids online or through a mobile application, a person must complete and be approved through the online registration process. If the high bidder is an Off-site Bidder, the Contract to Purchase (the "Contract") will be emailed and the high bidder must within 24 hours of receipt execute and email, fax, or overnight delivery to Broker the signed Contract.
8. On properties built before 1978, potential purchasers, at their option, may have the Property inspected for lead-based paint within 10 days prior to auction date.

9. Seller and Broker reserve the right to refuse admittance to or expel anyone from the auction for creating a disturbance, bidder intimidation or bid collusion. Broker, Seller, and Auctioneer shall not be liable to any person for damages to their person or property while in, on or about the Property, nor shall they be liable for hidden defects. All persons are on the Property at their own risk and shall defend, indemnify, and save harmless Broker, Seller, and Auctioneer from any and all liability whatsoever.
10. Licensed South Carolina auctioneer(s) will conduct the auction. Conduct of the auction and increments of bidding are at the discretion and direction of the auctioneer. The auctioneer, seller and Broker reserve the right to offer this Property for sale in any manner they see fit. All decisions of the auctioneer shall be final concerning matters such as increments and manner of bidding, disputes among bidders, groupings of tracts, priorities of bidders, the validity of any bid, the high bidder, and any other matters that may arise during the sale. Auctioneer, Seller and Broker reserve the right to cancel the auction up until the time that the first bids on the Property are taken and the auction begins. Seller, Broker and auctioneer (and their employees) reserve the right to bid at the auction.
11. Auctioneer's Proprietary Information and Bidder Contacts: AUCTIONEER'S proprietary information, including, without being limited to, mailing lists, email lists, and SELLER, BIDDER or BUYER contact information is the property of AUCTIONEER. Unless required by law, or necessary to facilitate collection of monies owed by non-paying BIDDERS, or otherwise necessary for litigation purposes, or directed by a court or administrative body of competent jurisdiction, AUCTIONEER has no obligation to provide SELLER, BIDDER or BUYER with any of AUCTIONEER'S proprietary information, including, without being limited to, mailing lists, emails lists, and SELLER, BIDDER or BUYER contact information.
12. Bidding is open to the public to all registered bidders. The identity of all bidders must be verified before the auction, bidding rights are provisional, and if complete verification is not possible, the registration will be rejected and bidding activity will be terminated. Bidders must use their assigned bid numbers. No transfer will be recognized from one bidder to another. Bidding in the auction is a binding contract. The high bidder whose bid is accepted by Seller must sign a Contract to Purchase and deposit the required earnest money deposit within the time periods required above or he will be in default of said contract and will be responsible for all resulting damages to Seller and Broker.

If you have read and agree to the above terms, please complete the following in order to register to bid:

Name: _____

Address: _____

City, State, Zip: _____ Phone: _____

Driver's License#: _____ E-Mail: _____

Opening Bid : \$ _____

Signature _____ Date _____

Bid Y'all Auction & Realty, LLC

2379 S. Pine St.
Spartanburg, SC 29302
864-497-0330
Info@BidYall.com

RELEASE AGREEMENT FOR NON-REFUNDABLE DEPOSIT

Addendum to Auction Purchase Agreement dated: _____ on
property located at _____.

I, We _____
purchaser/s of said property hereby authorize Title Attorney
_____ to release the
non-refundable deposit in the amount of \$ _____ and to be
released on the _____ day of _____. Non
refundable deposit to be paid \$ _____ to the Seller/s and
\$ _____ to Bid Y'all Auction & Realty, LLC per the Auction
Agreement on said property. This release, being entered into by the
undersigned parties, absolves Bid Y'all Auction & Realty, LLC, Title
Attorney, _____ and its representatives and the
undersigned parties from any further claims or liabilities in regards to the
non-refundable deposit.

Buyer

Seller

Buyer

Seller

Date

Date