

# ABSOLUTE AUCTION



SATURDAY JUNE 28<sup>TH</sup> 11AM  
5 WORTH STREET  
GREENVILLE, SC 29617  
Estate of Edith G. Henson - Deceased

Tax Map #: 0145000701005

MLS #: 1160846

Zoned: C-2, Great Office or Residence, Potential Rental

Lot: Level with trees & bushes, dimensions: 74' x 121' x 107' x 84'

House: 1400 sq. ft. +/-

Taxes: \$165.65 in 2006  
\$1,151.40 in 2007

Water: Public

Sewer: Public

Schools: **Monaview Elementary, Lakeview Middle, Berea High School**

Older Home, One Story House, 2 Bedrooms, Bath, Living Room, Dining Room, Kitchen, Large Central Hallway, Back Hallway, Storage Room and Large Front Porch

Carport next to the House and a Metal Building for Garage or Storage

The house needs attention, care, repairs and upgrades.

Showings by appointment and 1 hour prior to auction.

For appointments and information, please contact Jake Ohlinger (864) 918-7572

#### Terms & Conditions

1. Property sold "AS-IS". Seller will make no repairs.
2. No warranty or guarantee by seller or Marchant Co.
3. Taxes are prorated to the day of closing
4. \$5,000 earnest deposit on day of auction
5. 10% Buyer's Premium applies
6. Purchaser pays associated closing cost
7. 3% agent participation welcomed
8. Pre-auction offers will be presented to seller with a \$100 sincerity fee

**Directions:** From the intersection of Cedar Lane Road (Hwy 183) and West Blue Ridge Drive (Hwy 253) proceed west on Cedar Lane Road toward Berea to the 4th right. Turn right onto Worth Street at the Quick Shop Convince Store. The property is the 2nd house on the left. Watch for the auction signs.

The  
**Marchant**  
COMPANY  
*Signature*  
REALTORS<sup>®</sup>

*The name you know. The people you trust.*

100 W. Stone Avenue Greenville, SC 29609

Seabrook Marchant, BIC  
Jake Ohlinger, Auctioneer, SCAL 3200  
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