

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

Vanderbilt Mortgage and Finance, Inc.

Plaintiff,

-vs-

Robbie D. Putnam a/k/a Robbie D.  
Putman,

Defendant(s)

IN THE COURT OF COMMON PLEAS

CASE NO. 09-CP-42-5426

MASTER IN EQUITY'S ORDER  
AND  
JUDGMENT OF FORECLOSURE  
AND SALE  
(Deficiency Judgment Waived)

TO: Sara Hutchins, Esquire  
Leath, Bouch, Crawford & von Keller, LLP  
Post Office Box 4216  
1640 St. Julian Place (29204)  
Columbia, SC 29240

Robbie D. Putnam  
469 Holden Road  
Inman, SC 29349

FILED  
CLERK OF COURT  
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Pursuant to Rule 53 of the South Carolina Rules of Civil Procedure (hereinafter "SCRCP"), the above-entitled matter was referred by Order of Reference to the undersigned Master in Equity to make appropriate findings of fact and conclusions of law, with authority to enter a final judgment in the cause. Any appeal from the decision of the Master in Equity shall be directly to the South Carolina Court of Appeals.

Pursuant to the said reference, a hearing was held, attended by the attorney(s) of record, and from the evidence presented, I find and conclude as follows:

**FINDINGS OF FACT:**

1. The Lis Pendens was filed on September 15, 2009.

2. The Summons and Complaint were filed on October 5, 2009.
3. Service was made upon the Defendant(s) named in this Report as is shown by the proof of service filed herein.
4. The Defendant(s) is/are in default as shown by Affidavit filed herein.
5. According to an Affidavit filed herein, no Defendant in default is in the military service of the United States of America, as contemplated under the Service Members Civil Relief Act.
6. The Defendant(s) was/were notified of the time, date and place of hearing in this matter.
7. For value received, Robbie D. Putnam made, executed and delivered a note, dated May 1, 2008, promising thereby to pay to the order of Vanderbilt Mortgage and Finance, Inc. the sum of \$61,056.20, with interest at the (initial) rate of 10.25% per annum. Other terms and conditions are stated in the note, which is of record herein.
8. To better secure the payment of the note described above, the said Robbie D. Putnam made, executed and delivered to Vanderbilt Mortgage and Finance, Inc. a mortgage, in writing, dated May 1, 2008, covering real property in Spartanburg County, which is the same as that described in the Complaint. The mortgage was recorded on May 22, 2008, and is of record in the Office of the Register of Deeds for Spartanburg County in REM 4088 at Page 200.
9. This mortgage constitutes a first lien on the subject property and is a purchase money mortgage.
10. The Plaintiff in this action is the mortgagee and owner and holder of the note and mortgage it is seeking to foreclose.

11. The titleholder of record of the subject property as of the filing of the Lis Pendens in this action was/were Robbie D. Putnam, who was/were the original mortgagor.

12. That in order to better secure the payment of said note and debt, a lien was placed upon the mobile home owned by the Defendant, Robbie D. Putnam, to wit: 2007 Clayton VIN# CWP018033TN .

13. Payment due on the note has not been made as provided for therein, and the Plaintiff, as the holder thereof, has elected to accelerate payment of the entire indebtedness and has placed the note and mortgage in the hands of its attorney of record herein for collection.

14. In the Complaint, the Plaintiff sought to reform its mortgage, so that the legal name of the mortgagor contained on the subject mortgage should be reformed to change the mortgagor's name from Robbie D. Putman to Robbie D. Putnam.

15. There being no objection to the reformation request and it appearing appropriate, I find that the Plaintiff's request to reform its mortgage should be granted.

16. Having specifically considered each of the following: the nature, extent and difficulty of the services rendered (the field of mortgage foreclosures being a specialized area of practice); the time and labor devoted to the case, including reviewing the various loan documents, performing the title search, preparing, filing and serving the pleadings, preparing for the hearing, including preparing the judgment and other documents requested by the Court, attending the hearing, preparing for and attending the sale, and preparing any post-sale documents requested by the Court; the professional standing of the Plaintiff's attorney; the fee customarily charged in this jurisdiction for similar services; and the beneficial results obtained for the Plaintiff, I find that the sum of \$1,500.00 is a reasonable attorney's fee for the Plaintiff's attorney for services performed and anticipated to be performed until final adjudication of the

within action, under the terms of the note and mortgage. Services anticipated to be performed until final adjudication contemplates completion of this matter within a reasonable time and does not include exceptional, unanticipated circumstances delaying conclusion beyond the normal time.

17. The amount due and owing on the note and mortgage, with interest at the rate provided in the note, and other costs and expenses of collection, including attorney's fees, secured by the note and mortgage, is as follows:

a.	Principal Balance due as of May 1, 2009	\$60,414.81
b.	Interest from April 1, 2009, to February 8, 2010, at 10.25% per annum	\$5,296.16
c.	Advancements to Escrow for insurance/taxes	\$60.12
d.	LESS:	\$0.00
e.	Late Charges	\$60.00
f.	Costs of collection prior to hearing	\$860.00
g.	Attorney's Fee (paragraph 14, supra)	\$1,500.00

Total Debt secured by note and mortgage, including interest to date: \$68,191.09

Interest for the period from the date shown in b. above through the date of this judgment, at above stated rate, to be added to the above stated "Total Debt" to comprise the amount of the judgment debt entered herein, and interest after the date of judgment at the rate of 10.25% per annum, pursuant to the terms of the note and mortgage, on the judgment debt should be added to such judgment debt to comprise the amount of the Plaintiff's debt secured by the mortgage through the date to which such interest is computed.

18. The Plaintiff is seeking foreclosure of its mortgage and has, in the Complaint or subsequently thereto in writing, expressly waived the right to a personal or deficiency judgment pursuant to Rule 71(b), SCRCF.

19. That the subject Mortgage is not subject to the Supreme Court of South Carolina *Administrative Order Re: Mortgage Foreclosures and the Home Affordable Modification Program ("HMP")*, 2009-05-22-01, filed May 22, 2009.

**CONCLUSIONS OF LAW:**

I, therefore, conclude as follows:

1. In the Complaint, the Plaintiff sought to reform its mortgage, so that the legal name of the mortgagor contained on the subject mortgage be reformed to change the mortgagor's name from Robbie D. Putman to Robbie D. Putnam; the Plaintiff should have (judgment on its note, which shall be entered immediately, and it should have) judgment of foreclosure of its mortgage; and the mortgaged property should be ordered sold at public auction after due advertisement.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED:

2. That there is due to the Plaintiff on its note and mortgage the sum of \$68,191.09, representing the Total Debt due to the Plaintiff as set out in Paragraph 17, supra, together with interest thereon at the rate provided in the note to the date hereof.

3. That the amount due in the preceding paragraph (the "Total Debt" as set forth in Paragraph 17, supra, and later accrued interest and costs) shall constitute the total judgment debt due to the Plaintiff and shall bear interest hereafter at the rate of 10.25% per annum, pursuant to the terms of the note and mortgage.

4. The amount of the judgment shall be subject to increase to permit the Plaintiff to recover additional costs, commission and expenses, including but not limited to the deposit made in compliance with Section 14-11-310, Code of Laws of South Carolina, 1976. Such additional costs, commissions and expenses may be established by affidavit and shall be adjudicated by the Court without further hearing. The judgment may also be increased to include supplemental compensation for attorney's services not contemplated by the initial attorney's fee award. Jurisdiction over the attorney's fee award and total debt is reserved to the undersigned to facilitate the assessment and payment of any such costs and/or supplemental compensation.

5. That the Defendant Robbie D. Putnam is liable for the aforesaid mortgage debt shall, prior to the date and time of the sale of the subject property, hereinafter described, pay to the Plaintiff, or the Plaintiff's attorney, the amount of the Plaintiff's debt as aforesaid, together with the costs and disbursements of this action.

6. That on default of payment prior to the date and time of the sale, the mortgaged premises, hereinafter described, shall be sold by the undersigned Master In Equity at public auction, at the Spartanburg County Courthouse, in the County and State aforesaid, at 11:00 a.m. on the next convenient sales day hereafter (the first Monday in each month except when the first Monday is a legal holiday in which case the sale day is on the Tuesday next succeeding the holiday), on the following terms, that is to say:

a. FOR CASH: The undersigned Master in Equity shall require a deposit at the conclusion of the bidding 5% of the amount of the bid, in cash or equivalent, as evidence of good faith, the same to be applied on the purchase price in case of compliance with the bid, but in case of non-compliance within twenty (20) days, the same to be forfeited and applied to the costs and then to the Plaintiff's debt.

b. Interest on the balance of the bid shall be paid to the day of compliance at the rate of 10.25% per annum.

c. The sale shall be subject to taxes and assessments, existing easements and easements and restrictions of record.

d. Purchaser to pay for the deed and the cost of recording the deed.

7. That if the Plaintiff is the successful bidder at the said sale, for a sum not exceeding the amount of costs, expenses and the indebtedness of the Plaintiff in full, the Plaintiff may pay to the undersigned Master in Equity only the amount of the costs and expenses, crediting the balance of the bid on the Plaintiff's indebtedness.

8. That a personal or deficiency judgment being waived, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

9. That the undersigned Master in Equity will, by advertisement according to law, give notice of the time and place of sale and the terms thereof; and that he will execute to the purchaser, or purchasers, a deed to the premises sold. The Plaintiff, or any other party to this action, or any other person may become a purchaser at such sale. Upon such sale being made, should the successful bidder, or his assignee, fail to comply with the terms thereof within twenty (20) days after the date of sale, then the undersigned Master in Equity may re-advertise the premises for sale on the next, or some other subsequent, salesday, at the risk of the highest bidder, and so from time to time thereafter until a full compliance shall be secured.

10. That the undersigned Master in Equity shall apply the proceeds of the sale as follows:

FIRST: To the payment of the amount of the costs and expenses of this action, including any Guardian Ad Litem fee or fees of attorneys appointed under Order of Court; and

NEXT: To the payment of the amount to the Plaintiff, or the Plaintiff's Attorney, of the amount of the Plaintiff's debt and interest or so much thereof as the purchase money will pay on the same; and

NEXT: Any surplus will be held pending further Order of this Court pursuant to Rule 71(c), SCRCF.

11. That it is further ORDERED, ADJUDGED AND DECREED that, in the event the successful bidder is other than the Defendant in possession herein, the Sheriff of Spartanburg County is hereby directed to eject and remove from the premises the occupant(s) of the property sold, together with any and all personal property located thereon, and to put the successful bidder, or his assigns, in full, quiet and peaceable possession.

12. That it is further ORDERED, ADJUDGED AND DECREED that each Defendant named herein, and all persons whomsoever claiming under him, them or it, be forever barred and foreclosed of all right, title, interest and equity of redemption in the said mortgaged premises so sold, or any part thereof.

13. That it is further ORDERED, ADJUDGED AND DECREED that the deed of conveyance made pursuant to this judgment and said sale shall contain the names of only the Plaintiff, the first-named Defendant Robbie D. Putnăm, who was/were the titleholder of the mortgaged property at the time of the filing of the Lis Pendens, and the Grantee; and that the Register of Deeds is hereby authorized to omit from the indices pertaining to such conveyance the names of all parties not contained in said deed.

14. That the undersigned Master in Equity shall retain jurisdiction to do all necessary acts incident to this foreclosure, including, but not limited to, the issuance of a Writ of Assistance, disposing of any surplus funds pursuant to Rule 71(c), SCRPC, and hearing any issues involving appraisal proceedings under Sections 29-3-680, et seq., Code of Laws of South Carolina, 1976.

15. That it is further ORDERED, ADJUDGED AND DECREED that, if the Plaintiff or the Plaintiff's representative does not appear at the scheduled sale of the mortgaged property, hereinafter described, the undersigned (or the sale officer designated herein) shall pull the property from sale; and in the event that the sale is nevertheless conducted, then such sale will be null, void and of no force and effect. In such event, the sale will be rescheduled for the next or some subsequent sales day.

16. That after the Order Confirming Sale and Disbursements has been issued and filed, the undersigned Master In Equity shall direct the Register of Deeds to release of record the mortgage lien being foreclosed, which mortgage lien is/are described in the Findings of Fact hereinabove.

17. That the following is a description of the premises herein ordered to be sold:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot 17 on a plat of survey entitled "Rocky Ridge, Section 2," dated February 23, 1999, prepared by Huskey & Huskey, Inc., and recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 144 at Page 243. Reference is hereby made to said plat for a complete description as to the metes, bounds, courses and distances.

This being the same property conveyed unto the Mortgagor herein by deed of Smith & Lowe Development, Inc. dated May 1, 2008 and recorded herewith in the Office of the Register of Deeds for Spartanburg County.


Derivation: Book 91K at Page 830

TMS# 4-50-00-011.07

Mobile Home: 2007 Clayton VIN# CWP018033TN

Property Address: 165 Cross Ridge Drive, Enoree, SC 29335

AND IT IS SO ORDERED.

  
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Gordon G. Cooper  
Spartanburg County Master In Equity

Spartanburg, South Carolina  
February 8, 2010

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SPARTANBURG COUNTY  
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