

STATE OF SOUTH CAROLINA
COUNTY OF UNION
ORDINANCE NO. _____

A UNION COUNTY ORDINANCE AUTHORIZING THE SALE AND
CONVEYANCE OF CERTAIN UNION COUNTY-OWNED REAL PROPERTY
TO THE UNION-LAURENS COMMISSION ON HIGHER EDUCATION; AND
OTHER MATTERS RELATED THERETO

WHEREAS, Union County (the "County") is a body politic and corporate and a political subdivision of the state of South Carolina (the "State"), and as such possesses all powers granted to counties by the Constitution and laws of the State; and

WHEREAS, Section 4-9-30 of the Code of Laws of South Carolina, 1976, as amended, provides, in part, that counties may sell or otherwise dispose of real and personal property; and

WHEREAS, the County owns that certain parcel of land located at 322 East Main Street, having, as of the date hereof, Union County Tax Map No. 073-12-21-001 (the "Land"), and all improvements thereon, including, without limitation, a building otherwise known as the "Annex Building" (the "Building"), and together with the Land, collectively, the "Property"; and

WHEREAS, on May 8, 2018, the County enacted Ordinance 328, and thereafter leased the Property to the Union-Laurens Commission on Higher Education, a South Carolina Commission created by Act 288 of 1987 (the "Commission") for a term of twenty-five (25) years; and

WHEREAS, the Commission desires to purchase the Property from the County, and the County desires to convey the Property to the Purchaser (the "Transfer") under the terms and conditions set forth in the Purchase and Sale Agreement (the "Purchase and Sale Agreement") attached as Exhibit A and incorporated herein by this reference; and

WHEREAS, in consideration of the nominal purchase price set forth in the Purchase and Sale Agreement, the County desires to place certain restrictive covenants (the "Covenants") on the Property prior to the conveyance of the Property to the Commission in order to ensure the use of the Property is maintained for of active educational activities by the University of South Carolina at Union or offices utilized in support active educational activities for the University of South Carolina at Union.

NOW, THEREFORE, BE IT ORDAINED, BY UNION COUNTY COUNCIL AS FOLLOWS:

Section 1. Approval of Transfer; Execution and Delivery of Purchase and Sale Agreement. Union County Council hereby approves the Transfer of the Property to the Purchaser, subject to and in accordance with the terms set forth in the Purchase and Sale Agreement. Union County Council hereby accepts and approves the Purchase and Sale Agreement, and the County Supervisor shall be, and hereby is, authorized to execute and deliver the Purchase and Sale Agreement on behalf of the County, with any such amendments to the Purchase and Sale Agreement as the County Supervisor may determine are in the best interest of the County, on advice of legal counsel to the County.

Section 2. Performance Under Purchase and Sale Agreement. The County Supervisor shall be, and hereby is, authorized to and directed to enforce the terms of the Purchase and Sale Agreement and perform any and all acts on behalf of the County in accordance with the terms of the Purchase and Sale Agreement and the Covenants.

Section 3. Execution and Delivery of Transfer Documents. The County Supervisor shall be, and hereby is, authorized to and directed to execute and deliver, on behalf of the County, all seller

deliveries, as stated in the Purchase and Sale Agreement, all in accordance with the terms of the Purchase and Sale Agreement, and in a form and substance acceptable to the County Supervisor, on advice of legal counsel to the County. The County Supervisor shall be, and hereby is, authorized and directed to execute and deliver any and all other documents or instruments on behalf of the County related to the Transfer in a form and substance acceptable to the County Supervisor, on advice of legal counsel to the County. The County Supervisor is further authorized and empowered to execute any subsequent amendments or revisions to the Purchase and Sale Agreement, seller deliveries, certifications or documents authorized under this Ordinance.

Section 4. Severability. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5. Repeal of Inconsistent Ordinances and Resolutions. All ordinances and resolutions of the County, and any part of any ordinance or resolution, inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. Effective Date. This Ordinance shall be effective upon its enactment by the Union County Council.

ORDAINED AND ENACTED by Union County Council, this ____ day of _____, 2025.

UNION COUNTY, SOUTH CAROLINA

By: _____
Phillip Russell, County Supervisor
Union County, South Carolina

ATTEST:

By: _____
Kindra Horne, Clerk to Union County Council
Union County, South Carolina

Date of First Reading: _____
Date of Second Reading: _____
Date of Public Hearing: _____
Date of Third Reading: _____

Exhibit A

[Insert Purchase and Sale Agreement]