

**IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF SOUTH CAROLINA  
ANDERSON/GREENWOOD DIVISION**

IN RE:RECEIVER FOR ) Civil Action No. 8:12-cv-2078-JMC  
RONNIE GENE WILSON AND )  
ATLANTIC BULLION & COIN, INC )

**ORDER**

This matter is before the Court pursuant to the Motion to Liquidate Asset Free and Clear of Liens and Encumbrances of the Receiver, Beattie B. Ashmore (“Receiver”), filed October 13, 2015 (“Motion”), seeking to sell certain real property located at 203 Siloam Road, Easley, Anderson County, South Carolina, which is more particularly described on Exhibit A attached hereto and incorporated herein by reference (the “Property”). In accordance with this Court’s Order filed on July 25, 2012, thereafter replaced and superseded by Orders filed on October 17, 2012, February 14, 2013, and January 13, 2015 (the “Court Order”), the Receiver has legal authority and full control over the financial and business affairs and assets of Ronnie Gene Wilson (“Wilson”) and Atlantic Bullion & Coin, Inc. (“AB&C”), including other entities, individuals, businesses and trusts controlled by and/or alter egos of Wilson and AB&C as listed in the Court Order (collectively the “AB&C Receivership Entities”). Bailey & Rice Family Limited Partnership (“Bailey & Rice”) is a party included in the Court Order under the definition of AB&C Receivership Entities. The Property, titled in the name of Bailey & Rice, is an asset as defined in the Court Order.

In the Motion, the Receiver requests that the Court (i) allow for the liquidation of the Property to SBM Properties, LLC (“Buyer”), pursuant to the terms and conditions of that certain Contract for Sale dated September 25, 2015 (the “Contract”), and (ii) find that the mortgages

previously existing on the Property have been fully satisfied, more specifically that the mortgage (“L&C Mortgage”) from Bailey & Rice to James R. Lightner and Robert L. Carrel (“Lightner & Carrel”) in the amount of \$740,000, which Mortgage was recorded August 12, 1999, in the Anderson County ROD Office in Mortgage Book 3464 at Page 352, has been paid in full and should be satisfied and cancelled of record in the Anderson County ROD Office.

After consideration of this matter, the Court grants the Receiver’s Motion.

IT IS THEREFORE ORDERED that the Receiver is hereby authorized to proceed with those obligations imposed upon him as the Seller in the Contract, including the authority to execute and deliver a limited warranty deed conveying fee simple title to the Property to Buyer for a purchase price of \$126,000.00. The Receiver is further authorized to execute and deliver a Closing Statement itemizing costs and expenses consistent with the Contract, together with such other affidavits, instruments and documents as may be reasonable, necessary and appropriate for such transaction or as required by the terms of the Contract.

IT IS FURTHER ORDERED that the L&C Mortgage from Bailey & Rice to Lightner & Carrell has been paid in full and is hereby satisfied and cancelled of record. The Anderson County ROD Office is directed to record a copy of this Order in the real property indices of the County to provide record notice thereof, with specific direction to reflect in such records that the L&C Mortgage has been satisfied and cancelled.

AND IT IS FURTHER ORDERED that the mortgage (“Bridwell Mortgage”) given by Wilson to W. W. Bridwell dated August 31, 1995, and recorded September 18, 1995, in the Office of the Register of Deeds of Anderson County in Mortgage Book 2184 at Page 152, as evidenced in the Motion, has been paid in full and is hereby satisfied and cancelled of record. The Anderson County ROD Office is directed to record a copy of this Order in the real property

indices of the County to provide record notice thereof, with specific direction to reflect in such records that the Bridwell Mortgage has been satisfied and cancelled.

IT IS SO ORDERED.



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J. Michele Childs  
United States District Judge

Columbia, South Carolina  
October 15, 2015

**EXHIBIT A**

Property Description

ALL that certain piece, parcel or lot of land situate, lying and being in 81 Plaza, Powdersville, Anderson County, South Carolina, containing 1.48 acres, more or less, as shown and designated on a Plat prepared for Ronnie G. Wilson by Alex A. Moss, P.E. & P.L.S. No. 1194, dated August 11, 1995, and recorded in the Anderson County ROD Office in Plat Book 110 at Page 766 on January 4, 1996, reference to said plat being made for the complete metes and bounds description thereof.

This being the identical property conveyed to Bailey & Rice Family Limited Partnership by deed of Ronnie G. Wilson dated December 28, 1995, and recorded January 4, 1996, in the Anderson County ROD Office in Deed Book 2256 at Page 95.

TMS: 236-07-04-011