

STATE OF SOUTH CAROLINA)
)
COUNTY OF SALUDA)

ORDINANCE NO. 01-25

AN ORDINANCE APPROVING THE SALE OF REAL PROPERTY LOCATED ON HIGHWAY 178 SALUDA, SOUTH CAROLINA TO INDUSTRIAL MECHANICAL SERVICES, INC.

WHEREAS, Section 4-9-130 of the Code of Laws of South Carolina 1976, as amended, and Section 2-58 of the Code of Ordinances of Saluda County, South Carolina (the “*Code*”) require the County Council of Saluda County (the “*Council*”) to act by ordinance following public hearing prior to taking final action to sell, lease, or contract to sell or lease real property owned by Saluda County, South Carolina (the “*County*”);

WHEREAS, Code Section 2-33 gives the Council sole authority to enter into contracts, agreements, or other documents on behalf of the County and authorizes only the County Administrator and Council Chairman to sign on its behalf;

WHEREAS, the County is the owner of record of a tract of property located on Batesburg Highway, Saluda, Saluda County, South Carolina 29138, identified as Tax Map No. 100-00-00-065;

WHEREAS, Industrial Mechanical Services, Inc. has offered to purchase an approximate three-acre parcel of this property to be shown divided on a Plat to be submitted to Saluda County, (the “*Property*”), and attached as Exhibit B, and the County has agreed to sell the Property to Industrial Mechanical Services, Inc.;

WHEREAS, the Council has determined that it is in the best interests of the County and its residents to sell the Property to Industrial Mechanical Services, Inc., pursuant to the material terms set forth in the associated purchase sale agreement (the “*Purchase and Sale Agreement*” or “*Agreement*”); and

WHEREAS, the Council has further determined that it is in the best interests of the County and its residents to authorize either the Saluda County Administrator or Council Chairman to execute the Agreement, deed conveying the Property to Industrial Mechanical Services, Inc., and any additional closing documents.

NOW, THEREFORE, BE IT ORDAINED by the County Council of Saluda County, the governing body of Saluda County, as follows:

Section 1. Findings of Fact. The findings of fact set forth in the above recitals are incorporated by reference as if restated verbatim.

Section 2. The County Administrator and Council Chairman are authorized on behalf of the County to execute and deliver the Purchase and Sale Agreement between Industrial Mechanical Services, Inc. and Saluda County, South Carolina. This Agreement shall be in substantially the same form as the agreement attached as Exhibit A.

Section 3. The sale, by appropriate deed, of the county-owned property described above and in the attached Agreement is approved and authorized. The deed shall be prepared or approved by the County Attorney and approved by either or both the County Administrator or Council Chairman prior to execution.

Section 4. The County Administrator and Council Chairman are additionally authorized on behalf of the County to sign the deed and such other affidavits, agreements, assignments, notices, certificates, settlement statements, instruments, and other documents that may be required and that either or both of them may deem necessary to consummate the transaction set forth in the Purchase and Sale Agreement, all with such changes as may be approved by either or both of them, with approval to be conclusively by either or both of their signatures.

This ordinance shall take effect immediately upon adoption following public hearing.

DONE, RATIFIED, AND ADOPTED THIS _____ DAY OF _____, 2025.

ATTEST:

SALUDA COUNTY COUNCIL

Regina H. Turner, Clerk to Council

James L. Moore, Chairman

First Reading: March 10, 2025

Second Reading:

Public Hearing:

Third Reading: