



INSTRUCTIONAL PACKAGE

LEG 214 –all sections

Property Law

Effective Term

Spring 2019

INSTRUCTIONAL PACKAGE

Effective Term: 201820

COURSE PREFIX: LEG 214

COURSE TITLE: Property Law

CONTACT HOURS: 3

CREDIT HOURS: 3

RATIONALE FOR THE COURSE:

To familiarize the paralegal student with the substantive legal issues and terminology relating to the ownership of real property and the sale of real estate in order to prepare the student to assist an attorney in a real estate practice.

COURSE DESCRIPTION:

This course includes an overview of South Carolina property law, including the mechanics of various commercial and private property transactions and mortgage foreclosures.

PREREQUISITES: None

REQUIRED MATERIALS:

Please visit the Bookstore online site for most current textbook information. Use the direct link below to find textbooks:

[BOOKSTORE](#)

Enter the semester, course prefix, number and section and it will take you to the correct textbook.

Supplemental: SC Caselaw, statutes and additional materials supplied by Professor will be found within the course under relevant content modules or provided to students in class.

ADDITIONAL REQUIREMENTS:

Students are required to read the textbook and complete all assignments on time. It is recommended (prior to lecture on the subject) students read the assigned materials, outline the same, bring the outline to the lecture on that subject and supplement this outline with notes (as necessary) during lecture. Students are also encouraged to actively participate in the course by responding to and/or asking questions. There should be no disruptive behavior and/or talking during class presentations and lectures. Students who are in violation of this directive may be asked to leave the class for the remainder of the class period and subsequently referred to the Chief Student Services Officer for further disciplinary action.

TECHNICAL REQUIREMENTS:

Use of WaveNet and Desire2Learn (D2L), HGTC's student portal for course materials. This will be used for access to emails to and from your Professor, as well as access to additional materials provided by Professor. Internet Access to D2L is available in college labs or library for use by students. As such, students are required to regularly check their email accounts within

D2I and keep their mailbox from becoming full. Minimally students should check their email at least twice per week. Once a mailbox is full the student will not receive any additional emails – or notice that they are not going to receive emails.

All assignments that may be assigned through (and required to be placed into a dropbox within) D2I must be submitted in a word format. Microsoft Office 365 is available to all students at no additional costs for students from the college helpdesk.

If the student were to have any difficulty in using the technology required within this course, above that demonstrated by the instructor, each campus is equipped with wavenet central and access to the OIT helpdesk.

CLASSROOM ETIQUETTE:

As a matter of courtesy to other students and your professor, please turn off cell phones and other communication/entertainment devices before class begins. If you are monitoring for an emergency, please notify your professor prior to class and switch cell phone ringers to vibrate.

STUDENT COURSE LEARNING OUTCOMES

Unit 1

Materials Covered: Chapters 2, 3 and 4

***Assessment(s):** Quiz (1)
Unit Test (1)

Learning Outcomes:

1. discuss the sources of law affecting real property;
2. distinguish real from personal property;
3. apply the test in SC for determining the existence of a fixture and discuss the significance of classification as a trade fixture;
4. describe the scope of ownership in real property; and
5. define an easement and apply the laws relating to the different types of easements to a given factual situation.

Unit 2

Materials Covered: Chapters 5 and 10 (pp 400-422)

***Assessment(s):** Project (1)
Unit Test (1)

Learning Outcomes:

1. distinguish the different types of ownership of real property and discuss the rights and obligations of life estate holders and concurrent owners of real property;
2. distinguish planned unit developments, condominiums, and time shares and discuss the laws relating to each in SC; and
3. apply the laws of adverse possession in SC to a given fact scenario.

Unit 3

Materials Covered: Chapters 12 and 13

***Assessment(s):** Unit Test (1)

Learning Outcomes:

1. discuss the rights of landowners and occupants of real property to be free from unreasonable interference with the enjoyment of their property;
2. explain how private restrictions are placed upon real property and how they can affect the purchaser;
3. describe the different means by which the state and federal government are allowed to regulate the private ownership of real property and the laws relating to the same;

Unit 4

Materials Covered: Chapters 11 and 14

***Assessment(s):** Project (1)
Unit Test (1)

Learning Outcomes:

1. discuss the various state and federal laws, agencies, and regulations enacted to protect the environment and how they affect the ownership and use of real property; and
2. identify the appropriate provision of the SC Residential Landlord & Tenant Act as applicable to a given set of facts.

REQUIRED COURSE MEASURES/ARTIFACTS:

Students – please refer to the Instructor’s Course Information sheet for specific information on assessments and due dates. All tangible measurements that are used for assessment of student course learning outcomes are within the discretion of the instructor teaching the course and should be specifically outlined by the instructor. Methods that are appropriate for this course include but are not limited to the following: written quizzes and tests including discussion questions as well as objective questions in the form of multiple choice, true or false and short answer; group and individual projects wherein the student shall interpret factual scenarios and then apply the legal theories and concepts discussed/learned in the course to that fact pattern.

Part III: Grading and Assessment**EVALUATION OF REQUIRED COURSE MEASURES/ARTIFACTS**

See the respective instructor’s course syllabus for specific evaluation requirements relevant to a course section. The following is an example of how an instructor may weight measurement of artifacts.

EVALUATION

Unit Tests	50 - 55%
Chapter/Case Studies Quizzes/Assignments	20 - 25%
Projects (group and/or individual)	25 - 30%
	100%

GRADING SYSTEM:

90-100%-----A

80- 89%-----B

70-79%-----C

60-69%-----D

Below 60%--- F

Grades earned in courses impact academic progression and financial aid status. Before withdrawing from a course, be sure to talk with your instructor and financial aid counselor about the implications of that course of action. Ds, Fs, Ws, WFs and Is also negatively impact academic progression and financial aid status.

The Add/Drop Period is the first 5 days of the semester for full term classes. Add/Drop periods are shorter for accelerated format courses. Please refer to the academic calendar for deadlines for add/drop (). You must attend at least one meeting of all of your classes during that period. If you do not, you will be dropped from the course(s) and your Financial Aid will be reduced accordingly.

Part IV: Attendance

Horry-Georgetown Technical College maintains a general attendance policy requiring students to be present for a minimum of eighty percent (80%) of his or her classes in order to be eligible to receive credit for any course. However, due to the varied nature of courses taught at the College, some faculty may require up to 90 percent (90%) attendance. Pursuant to 34 Code of Federal Regulations 228.22 – Return to title IV funds, once a student has missed over 20% of the course or has missed two (2) consecutive weeks, the faculty is obligated to withdraw the student and a student may not be permitted to reenroll. **Instructors define absentee limits for their class at the beginning of each term; please refer to the Instructor Course Information Sheet.**

Part V: Student Resources



The Student Success and Tutoring Center (SSTC)

The SSTC offers to all students the following **free** resources:

1. **Academic coaches** for most subject areas, **Writing Center Support**, and **college success skills**.

2. On-line student success and academic support resources.

Visit the SSTC website: [Student Success & Tutoring Center](#) and visit the student services tab in your WaveNet account to schedule appointments using TutorTrac. For more information, call: SSTC Conway, 349-7872; SSTC Grand Strand, 477-2113; and SSTC Georgetown, 520-1455 or go to the [Online Resource Center](#) to access on-demand resources any time



Student Information Center: WaveNet Central (WNC)

WNC offers to all students the following **free** resources:

1. **Getting around HGTC:** General information and guidance for enrollment!
2. Use the [Online Resource Center \(ORC\)](#) for COMPASS support, technology education, and online tools.
3. **Drop-in technology support or scheduled training** in the Center or in class.
4. **In-person workshops, online tutorials and more services** are available.

Visit the WNC website: [Wavenet Central](#). Live Chat and Center locations are posted on the website. Or please call one of the following locations: WNC Conway, 349-5182; WNC Grand Strand, 477-2076; and WNC Georgetown, 520-1473.

Disability Services:

HGTC is committed to providing an accessible environment for students with disabilities. Inquiries may be directed to Beth Havens, Director of Student Development on the Conway Campus Jaime Davis, Counselor/Advisor on the Georgetown Campus or Kristin Griffin, Counselor on the Grand Strand Campus. These individuals will review documentation of the student's disability and, in a confidential setting with the student, develop an educational accommodation plan.

Note: It is the student's responsibility to self-identify as needing accommodations and to provide acceptable documentation. After a student has self-identified and submitted documentation of a disability, accommodations may be determined, accepted, and provided.

Statement of Equal Opportunity/Non-Discrimination Statement

Horry-Georgetown Technical College prohibits discrimination and harassment, including sexual harassment and abuse, on the basis of race, color, sex, national or ethnic origin, age, religion, disability, marital or family status, veteran status, political ideas, sexual orientation, gender identity, or pregnancy, childbirth, or related medical conditions, including, but not limited to, lactation in educational programs and/or activities.

Title IX Requirements

All students (as well as other persons) at Horry-Georgetown Technical College are protected by Title IX- regardless of their sex, sexual orientation, gender identity, part-or full-time status, disability, race or national origin – in all aspects of educational programs and activities. Any student, or other member of

the college community, who believes that he/she is or has been a victim of sexual harassment or sexual violence may file a report with the college’s Chief Student Services Officer, campus law enforcement, or with the college’s Chief Student Services Officer, campus law enforcement, or with the college’s Title IX Coordinator, or designee.

*Faculty and Staff are required to report incidents to the Title IX Coordinators when involving students. The only HGTC employees exempt from mandatory reporting are licensed mental health professionals (only as part of their job description such as counseling services).

Inquiries regarding the non-discrimination policies:	
Student and prospective student inquiries concerning Section 504, Title II, and title IX and their application to the College or any student decision may be directed to the Vice President for Student Affairs.	Employee and applicant inquiries concerning Section 504, Title II, and Title IX and their application to the College may be directed to the vice President for Human Resources.
Dr. Melissa Batten, VP Student Affairs <i>Title IX Coordinator</i> Building 1100, room 107A, Conway Campus PO Box 261966, Conway, SC 29528-6066 843-349-5228 Melissa.Batten@hgtc.edu	Jacquelyne Snyder, VP Human Resources <i>Section 504, title II, and Title IX Coordinator</i> Building 200, Room 212A, Conway Campus PO Box 261966, Conway, SC 29528-6066 843-349-5212 Jacquelyne.Snyder@hgtc.edu