
Course Prefix/No:	LEG 214
Course Title:	Property Law
Lecture Hours/Week:	3.0
Lab Hours/Week:	0.0
Credit Hours/Semester:	3.0

[Distance Learning Attendance/VA Statement](#)
[Textbook Information](#)

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.

COURSE COMPETENCIES

Upon successful completion of this course, the student should be competent to complete the following tasks:

Module 1 – Fundamentals of Property Law

- Define the core terminology related to property law
- Distinguish between real property and personal property
- Outline the methods of acquiring ownership to real property
- Describe the different types of property ownership
- Identify the various recognized encumbrances, easements, and licenses that can exist with regard to real property

Module 2 – Real Estate and Real Estate Transactions

- Draft and discuss the various written documents related to real estate and real estate transactions, including real estate purchase contracts, deeds, real estate finance documents, and real estate closing documents.
- Explain the various types of real property deeds
- Outline the legal aspects of real estate finance
- Describe in detail the purpose of a title examination and the methods utilized for conducting a title examination
- Describe in detail the procedures followed in a real estate closing

Module 3 – Alternative Ownership and Possession of Property

- Explain the rights and obligations associated with condominiums and cooperatives
- Draft and discuss leases for real estate
- Discuss the importance and use of surveys and land descriptions

MINIMAL STANDARDS

Minimal standards of performance on all course competencies for receiving credit for the course are indicated by 60% overall accuracy on evaluation instruments that address the course competencies listed above.

Required standards of performance on all course competencies for enrollment in subsequent higher-level legal courses are indicated by 70% overall accuracy on evaluation instruments that address the course competencies listed above.

COURSE REQUIREMENTS

Students are responsible for attending all scheduled class meetings until they have completed all course assignments made in all classes. Students who are absent from a class more than 10% of the hours assigned may be withdrawn. Any student caught cheating or involved in other academic dishonesty will be given a grade of zero and will be subject to further disciplinary action.

EVALUATION STRATEGIES/GRADING

Module 1

Test(s) – 25% of final average

Homework/Quizzes/Class Participation/Class Projects – 8.3% of final average

Module 2

Test(s) – 25% of final average

Homework/Quizzes/Class Participation/Class Projects – 8.3% of final average

Module 3

Test(s) – 25% of final average

Homework/Quizzes/Class Participation/Class Projects – 8.3% of final average

Grading Scale

90 – 100 A

80 – 89 B

70 – 79 C

60- 69 D

Below 60 F

PREREQUISITES: RDG 100 and ENG 100 with minimum grades of “C”

CO-REQUISITES: None

ENTRY-LEVEL SKILLS: None

Disabilities Statement: Any student who feels s/he may need an accommodation based on the impact of a disability should contact the Special Resources Offices (SR) at 803-327-8007 in the 300 area of Student Services. The SRO coordinates reasonable accommodations for students with documented disabilities.