

UPSTATE

MAY 2025

REAL PRODUCERS[®]

Barbara Van Matre

WITH CHLOE & LUNA

**IT'S
NATIONAL
REALTOR
PET MONTH!**

Behind the Scenes
Pet Realtors

TOP PRODUCERS

Tameka Thomason
(Bentley)

LeAnne Carswell
(Jack and Flash)

Toni Leopard
(Lucy)

Sandy Clayton
(Daisy and Duke)

Photo By
Carolina
House Shots

Agent Spotlight

DEANNA ARCE

Sophie, Rucker,
& George Arce

Preferred Partner

STAGED UPSTATE LLC



Tips of the Trade:
QUANTELLA SIMMONS-KINARD



Kenneth Rhodes
 & ASSOCIATES INC
 AUTO | HOME | LIFE | BUSINESS | FARM

Honored as Greenville Chamber's Small Business of the Year!

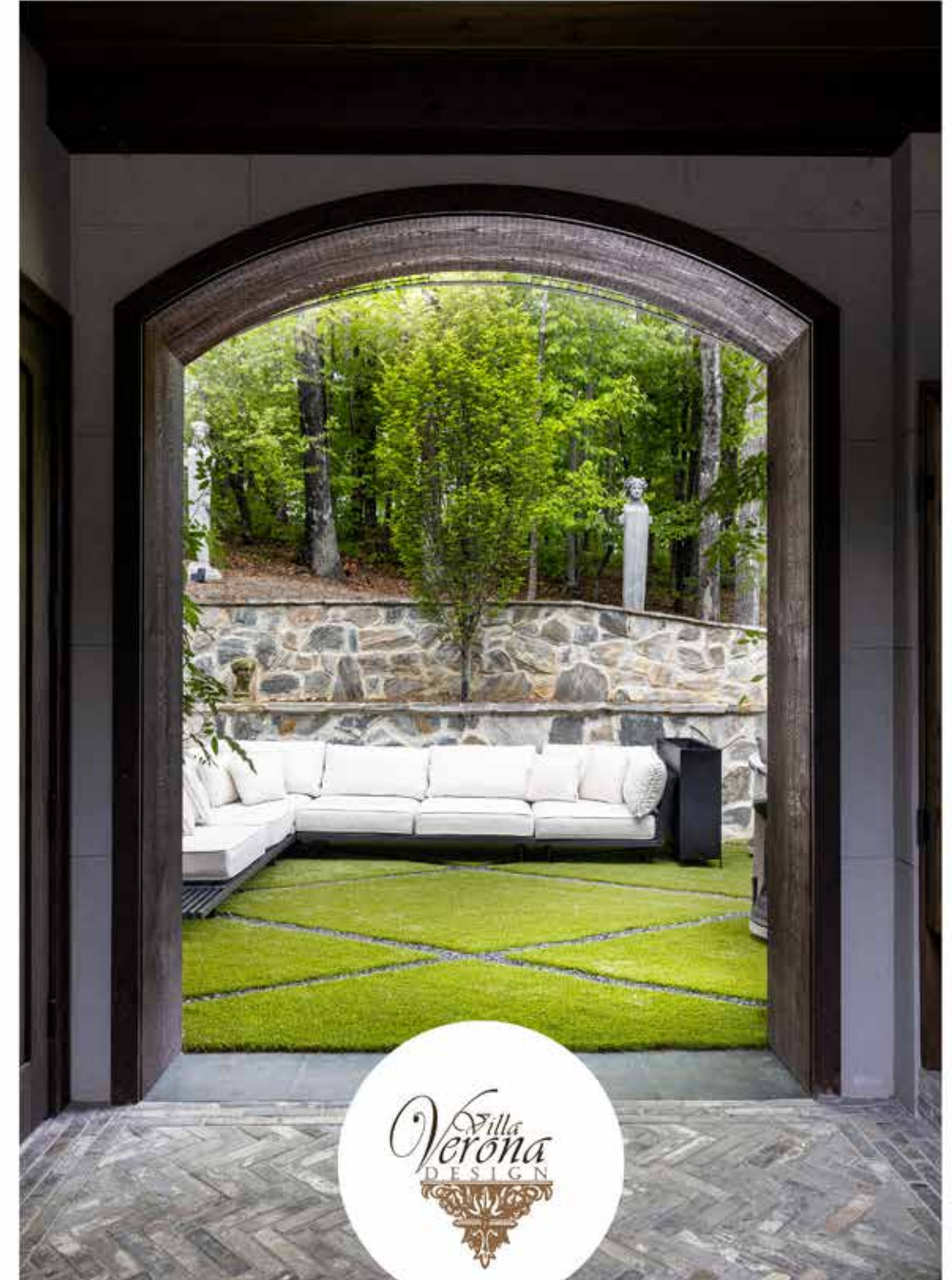
We are honored to be recognized as the Greenville Chamber's Small Business of the Year! This award is a testament to our commitment to serving our clients with integrity, expertise, and personalized insurance solutions.

For years, our team has been dedicated to protecting what matters most to families and businesses. Winning this award is not just about our success—it's about the trust and support of our incredible clients, team, and community.

Thank you for choosing Kenneth Rhodes & Associates. We are proud to be your trusted insurance partner!



SECRET
 ENCHANTMENT



🌐 www.kra-ins.com 📞 (864) 847-7188 ✉ Lmarvin@kra-ins.com
 📍 304 E Main St, Williamston, SC 29697

DISCOVER GREENVILLE'S HIDDEN GEM
 3598 HIGHWAY 11 | TRAVELERS REST, SC 29690 | 855-337-9139
 VILLAVERONADESIGN.COM

The Lending Partners

Who Help You Close More Deals



Alex and Tiffany Ferrando are dedicated mortgage bankers who make home financing seamless for you and your clients. Alex's firsthand experience as a first-generation homeowner drives his passion for guiding buyers through the mortgage process with clarity, while Tiffany's love for educating and supporting clients ensures they feel confident every step of the way. Together, they provide tailored solutions, clear communication, and a smooth closing experience—making them the mortgage partners realtors can trust.



Alex Ferrando
Mortgage Banker
NMLS #1111901
Licensed in NC, SC, FL, GA #1111901
864-380-3630
alexferrando@atlanticbay.com
www.AlexFerrando.com



Tiffany Ferrando
Mortgage Banker
NMLS #1437074
Licensed in SC
864-420-9748
tiffanyferrando@atlanticbay.com
www.atlanticbay.com/tiffanyferrando

DEALS DON'T WAIT NEITHER DO WE!



As a locally owned small business, we understand the urgency realtors face. Whether it's a quick repair, an inspection, or a full roof replacement, our team is ready to move fast—keeping your deals on track and your clients happy.

QUICK TURNAROUNDS | RELIABLE SERVICE | QUALITY CRAFTSMANSHIP



RHINO ROOFING
AND RESTORATION LLC

CONNECT TODAY

(864) 526-0295
RHINOROOFUS.US



HAVEN VALLEY

THE MODERN BUILDER WITH OLD SCHOOL VALUES

At Haven Valley, we understand the gravity of our job—to take your ideal home from dream to reality. That’s why, with every job we take, you’ll see our values in action: authentic experiences with a personal connection, a high quality of work that speaks for itself, and the integrity to do each and every job right, quickly and efficiently, so that you can truly come home.



Jeff Scott
864.985.8967
havenvalley.com

The Art of Making a Home

FURNITURE | BEDDING | RUGS | DECOR | OUTDOOR LIVING

Home Decor Store | Full Service Interior Design
864.719.2001 | macandmorgan.com | 1448 Blue Ridge Blvd, Seneca

LANE

ROOFING & CONSTRUCTION

DON'T WAIT Partner with Lane Roofing to Ensure Your Listings are Market-Ready (864) 404-6896

RES INSPECTIONS

864.529.9900 • RESinspections.com

Home Inspections • Termite Letters • Radon Testing • Indoor Air Quality

Inspections That Work as Hard as You Do

Effortless & Online Scheduling
As members of the local Board of Realtors, we book through the appointment center

Bundled Inspections
Digital Reports within 24 Hours
VETERAN + FIRST RESPONDER DISCOUNTS

Schedule Your Inspection Today!



Barbara Van Matre **20** COVER STORY

Contents

PROFILES



18 Quantella Simmons-Kinard



28 Staged Upstate LLC

IN THIS ISSUE

- 10 Preferred Partners**
- 12 Welcome New Sponsors!**
- 14 Publisher's Note:** May 2025
- 18 Tips of the Trade:** Striking a Balance
- 20 Cover Story:** Chloe and Luna
- 26 Top Producers Pet:** Flash and Jack
- 28 Preferred Partner Spotlight:** Staged Upstate LLC
- 32 Top Producers Pet:** Bentley Thomason
- 34 Agent Spotlight Pet:** Deanna Arce of Nest Realty & Her Beloved Babies!
- 36 Top Producers Pet:** Daisy and Duke
- 38 Top Producers Pet:** Lucy

If you are interested in nominating people for certain stories, please email us at robert.smith@realproducersmag.com.

ALLIANCEPRO INSPECTIONS LLC

BUILT FOR TOP-PERFORMING REALTORS

Inspector Choice Matters: Handpick your preferred inspector—no forced dispatch.
Flexible Scheduling: 24/7/365 online LIVE calendar access for seamless booking.
Daily Availability: Multiple inspectors ready to meet your needs.
Transparent Pricing: No hidden fees—our rates are on our website.
Expert Support Team: Full-time admin available at 864-663-3320.

Innovative Inspection Technology | Thermal Cameras | Drone Imaging | Supra eKey Access

We believe so profoundly in our People, Processes and final Product that we are offering an exclusive offer of a ***FREE HOME INSPECTION** for your Clients for all of our First-Time Agents with our company. Come experience the difference at Alliance Pro Inspections, on us! Call us today to claim this offer - restrictions apply

Get in Touch
Noah Franks

Call or Text 864-663-3320
admin@allianceproinspections.com
allianceproinspections.com

5,000+ Reviews | Locally Owned
 Proven. Trusted. Local.
 SC Professional Inspector Lic. #48993
 Certified Master Inspector







WE KNOCK OUT PUNCH LISTS.

We have over 10 years of experience working on Real Estate punch lists. We are licensed and skilled in a wide variety of trades. We take care of anything you need, from electrical and plumbing to HVAC, drywall, painting, etc. to large construction jobs!

Closing Contractor
 864-326-2640
ClosingContractor.com



FIRST IMPRESSIONS MATTER

EXPERIENCED SINCE 2017
 REAL ESTATE BACKGROUND
 PUNCTUAL & AFFORDABLE





Your Partner in Flawless Staging
Lara Fransen
 864.437.3547







Walker ROOFING

Trusted Roofs, Lasting Relationships

Call or Text for a Free Estimate
864.915.1218
dean@walkerroofing.com

Get To Know Us




Bonded | Insured
Local Family Owned

Honest. Professional. Prompt.

Preferred Partners

This section has been created to give you easier access when searching for a trusted real estate affiliate. Take a minute to familiarize yourself with the businesses sponsoring your magazine. These local businesses are proud to partner with you and make this magazine possible. Please support these businesses and thank them for supporting the REALTOR® community!

AUTOMOTIVE

Carlton Motor Cars Inc
(864) 213-8000
carltonmb.com

FINANCIAL MANAGEMENT

P Graydon CPA, LLC
(864) 232-1545
pgraydoncpa.com

Wagner Wealth Management

(864) 236-4706
wagnerwealthmanagement.com

FURNITURE SALES & INTERIOR DESIGN

Mac and Morgan Home
(864) 719-2001
1448 Blue Ridge Blvd.
Seneca, SC 29672
macandmorgan.com

Villa Verona Design

(412) 418-3555
villaveronadesign.com

HOME BUILDER

Haven Valley
(864) 985-8967
havenvalley.com

HOME IMPROVEMENT

Blue Ridge Cabinet & Design
(864) 671-6333
blueridgecabinet.com

Renovation Sells

(321) 363-6600

HOME INSPECTION

Advantage Inspection Upstate
(864) 298-0405
advantagegreenville.com

Alliance Pro Inspections

(864) 663-3320
allianceproinspections.com

Birdhouse Home Inspections & Services

(864) 916-2627
birdhouseinspections.com

RES Inspections

(864) 529-9900
resinspections.com

HOME RESTORATION & REPAIR

Anderson Metal Roofing and Shingles
(864) 287-2378
andersonmetalroofing.com

Buckley Brothers Cleaning Services, LLC

(864) 327-8333
buckleybrothers
cleaningservices.com

C J's Plumbing

(864) 373-8276

Closing Contractor

(864) 326-2640
closingcontractor.com

Lane Roofing

(864) 404-6896

Pierson Construction

(864) 723-1250
Piersonhomesllc.com

Rhino Roofing

(864) 526-0295
rhinoroofs.us

Robert Hall & Sons Plumbing

(864) 246-8629
Hallplumbingservices.com

Walker Roofing

(864) 915-1218
walkerroofingsc.com

HOME WARRANTY

Home Warranty Inc.
(260) 433-4027
homewarrantyinc.com

INSURANCE

Kenneth Rhodes Insurance
(864) 847-7188
kra-ins.com/locations/williamston

INSURANCE AGENCY

Ed Patterson - State Farm Agent
(864) 322-0031
www.edpatterson.net

LAWN CARE & LANDSCAPING

Veterans Landscaping and Construction
(864) 590-8481
veteranslandscaping.com

MORTGAGE

Annie Mac Home Mortgage
(864) 626-3743
stacymizzell.annie-mac.com

Jodi Poore- PrimeLending

(864) 225-9644
jodipooremortgage.com

Joel Ridings- Atlantic Bay Mortgage Group

(864) 993-2705
joelridings.com

Palmetto State Home Mortgage

(864) 775-5432
palmettostatehome
mortgage.com

Stephan Schnaiter- Hanover Mortgage

(864) 631-9140
hanovermortgageco.com/
employees/stephan-schnaiter

MOVING SERVICES

Swamp Rabbit Moving
(864) 660-0374
www.swamprabbitmoving.com

POOLS

Aquarius Pools Of The Upstate
(864) 906-5330
aquariuspoolsouthupstate.com

PROPERTY MANAGEMENT

Applewood Estates Inc.
(864) 342-7606
applewoodestates.com

REAL ESTATE ATTORNEY

Guest & Brady Attorney at Law
(864) 233-7200
guestbrady.com

Newton Law Firm

(864) 654-6042
Newtonlawclmson.com

Wendell L. Hawkins, PA

(864) 848-9370
wlhawkinslawfirm.com

STAGING

Staged Upstate
(864) 437-3547

TREE SERVICE

Fernwood Tree Service
(864) 934-6396

ACCELERATE YOUR SUCCESS



Personal Service and REALTOR®
Resource for All Situations

Helping You be the Best
REALTOR® or BIC Out There

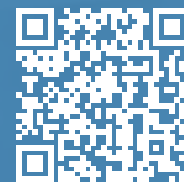
One Purpose

One Attorney

One Location

One Staff

A World of Knowledge



Scan for our "Earnest"
Electronic Earnest
Money Deposit Portal

Connect Today to Elevate Your Clients' Closing Experience

9 Buena Vista Way, Suite B | Greenville, SC 29615
864.848.9370
wlhawkinslawfirm.com

ASK ABOUT OUR TWO CASH PROGRAMS DESIGNED
TO HELP YOUR CLIENTS LAND THEIR DREAM HOME

**Make Cash Offers.
Earn Full Commission.**



Stacy Mizzell
NMLS ID#: 263750

864.414.8180
smizzell@annie-mac.com
stacymizzell.com
3451 Pelham Rd, Greenville, SC



SCAN TO
CONNECT
TODAY!

AnnieMac Home Mortgage, 3451 Pelham Road, Greenville, SC 29615, American Neighborhood Mortgage Acceptance Company LLC (dba AnnieMac Home Mortgage, LoFiDirect) is licensed by the South Carolina Board of Financial Institutions, license MLS-338923, Georgia Residential Mortgage Licensee #41523, NMLS 338923, 700 East Gate Drive, Suite 400, Mount Laurel, NJ 08054.

WELCOME new sponsors!

We are excited to introduce our newest business sponsors, who bring fresh perspectives, innovative solutions, and a drive for success to our community. With their expertise and vision, they are poised to make a significant impact in their respective industries.

We welcome these dynamic companies with open arms and look forward to witnessing their growth and achievements as valued members of our network.

Renovation Sells



Amy & Eric Stier

Amy & Eric Stier
864-252-2671
estier@renovationsells.com | astier@renovationsells.com
Socials: @renosellsupstate

At Renovation Sells, we partner with you to elevate listings through stunning, on-trend renovations—on time, on budget, and completed in weeks.

We specialize in pre-sale updates that attract buyers, reduce days on market, and drive stronger offers. From consultation and design to financing and construction, we handle it all—offering a seamless, hassle-free experience.

With 39 years of home-building experience, Eric leads our expert team. Amy, a licensed Real Estate Broker for nearly 30 years, has trained and mentored hundreds of agents.

Let's work together to get your listings market-ready—and sold!

NO LOAN TOO TOUGH

Creative Financing for
Every Dream Home

Palmetto State Home Mortgage
864-775-5432
palmettostatehomemortgage.com

VA, USDA, FHA, Conventional
Low Credit? No Problem
Competitive Rates & Low Costs
Veteran-Owned

**Partner with a
Lender Who Says YES
to More Mortgages!**

Shawn Ezell - Owner/Loan Officer
NMLS #1134408
864-270-2345
SEzell@palmettostatehomemortgage.com

**2-WEEK
CLOSE!**

Jessica Bagwell - Loan Officer
NMLS #1905949
864-567-7163
JBagwell@palmettostatehomemortgage.com

I'LL DO THE HEAVY LIFTING TO SAVE YOU TIME AND MONEY

LET US BE YOUR TAX EXPERT SO YOU CAN GET BACK
TO SPENDING TIME WITH YOUR CLIENTS
AND MAKE THE MOST OUT OF YOUR HARD EARNED DOLLARS

PHYLLIS P. GRAYDON, CPA

Scan to Schedule Your Consultation Today

P GRAYDON CPA, LLC

Proven Ability. Personal Commitment.

401 Parker Ivey Drive Greenville, SC 29607 • 864.232.1545 • info@pgraydoncpa.com

Let Us Serve You

Stock Kitchen Cabinetry • Custom Cabinetry
 Bathroom Vanities • Wet & Dry Bars
 Custom Closet Systems • Mudrooms • And More!

864-671-6333
blueridgecabinet.com
420 WILLIAMS AVE, EASLEY SC
SALES@BLUERIDGECABINET.COM

Scan for a Complimentary
Consultation and Design

Happy Mother's Day

& National Pet Month!

Dear Upstate Real Producers,

As we usher in the blooming beauty of May, we extend our warmest wishes for a Happy Mother's Day! We hope this month brings you renewed joy, prosperity, and a sense of new beginnings.

In the spirit of celebrating not only the season but also the companionship that enriches our lives, this edition of *Upstate Real Producers Magazine* is dedicated to our beloved Mother's and furry friends. We're thrilled to showcase the endearing bond between realtors and their pets, as we celebrate National Pet's Month.

Our pages come alive with the playful paws and wagging tails of our industry's finest - the pets of our esteemed realtors. In this special feature, we bring you heartwarming tales of companionship, loyalty, and the joy that these four-legged family members bring to their homes.

But the celebration doesn't stop there. Join us in applauding the pets of our exceptional professionals in the real estate realm. From the seasoned Top Producers to the promising Rising Stars, these furry companions have been by their side, offering support and love in every endeavor.

In this edition, we're excited to shine a spotlight on our exceptional Preferred Partner Staged Upstate LLC. These businesses embody a commitment to excellence and have proven to be invaluable allies in the real estate landscape. Join us in exploring the diverse offerings of these trusted partners, each contributing to the overall success and satisfaction of our readers. Get to know the businesses that share our dedication to delivering quality services and products, ensuring your real estate journey is both seamless and rewarding.

As you flip through the pages of this edition, may you be inspired by the tales of devotion, resilience, and the joy that pets bring into our lives. From all of us at *Upstate Real Producers Magazine*, we wish you a month filled with love, laughter, and the delightful company of your cherished pets.

Happy Mother's Day and Happy National Pet's Month.

Warm regards,

Robert Smith- Co-Owner/ Advertising Sales
Sierra Smith- Co-Owner/ Publisher



CLOSE MORE DEALS,
UNLOCK MORE DREAMS

**PARTNER
WITH A LOAN
OFFICER WHO
DELIVERS**

Jodi Poore
Production Manager
NMLS: 178629
(864)-844-1032
jpoore@primelending.com

PrimeLending

4124 Clemson Blvd., Ste 2B | Anderson, SC 29621

All loans subject to credit approval. Rates and fees subject to change. ©2025 PrimeLending, a PlainsCapital Company (PrimeLending). (NMLS: 13649) Equal Housing Lender. PrimeLending is a wholly owned subsidiary of a state-chartered bank and is an exempt lender in SC. V010918

**DON'T LET HIDDEN ISSUES
RUFFLE FEATHERS**

Same-Day Reports

EMPOWERING REALTORS
with Detailed Property Insights

Now Offering CL100 Inspections

Birdhouse
HOME INSPECTION
SERVICES LLC

**Schedule Your
Inspection Today!**

Elijah Proctor

(864) 916-2627 • birdhousinspections.com

**SWAMP RABBIT
MOVING**
FAST AND FRIENDLY MOVERS
GREENVILLE, SC

**Residential Moving
Commercial Moving
Packing and Unpacking
Long Distance Moving
Local Moving**

WE TAKE THE PAIN OUT OF YOUR MOVE!

(864) 643-2213
sales@swamprabbitmoving.com

Renovations *Simplified*

Design, Construction, and Financing: our streamlined process delivers a stunning renovation in weeks, on-site, on-time, and on-budget.



Before



After

Amy & Eric Stier
Your Upstate South Carolina
Renovation Experts
(864) 252-2671
estier@renovationsells.com



How it Works

- 1 **Tell Us About *the Home***
After a quick conversation about the home we'll schedule an in-person tour.
- 2 **Tour & Estimate**
We'll assess your listing and deliver a detailed estimate within 48 hours.
- 3 **Renovate Today, *Pay Later***
Finalize the scope that works within budget and secure renovation financing.
✓ Funding up to \$250,000*
- 4 **Expert Design, *Streamlined***
What typically takes months, we do in days. Our streamlined process and expert designers make every renovation stress-free.
- 5 **Project *Launch***
And just like that, the hassle-free renovation begins.

*Loans are available through HouseAmp's licensed lending partners. All loans are subject to approval based on lenders' underwriting criteria. Finance charges and interest rates are subject to the terms set by the lender and may vary. For approved borrowers, settlement-related fees are deducted from the line of credit. Borrowers should review their loan agreement for specific details.



renovationsells.com

MAKING HOUSES GREAT AGAIN



Before



After

We Buy Properties to Rehab
We Get Your Buyers to the Settlement Table

Robert T. Pierson
CONSTRUCTION

864.723.1250 | robertpiersonconstruction.com



Scan to
Check Out
Our Projects

KEEP YOUR CLIENTS' HOMES
FLOWING WITH HASSLE-FREE

PLUMBING



Family-Owned and Operated by
Experienced, Licensed Plumbers

Honest and Reliable Service

**Partner with Robert Hall
and Son Plumbing!**

864.246.8629

hallplumbingservices.com



STRIKING A BALANCE

WRITTEN BY: QUANTELLA SIMMONS-KINARD ASSOCIATE BROKER AND TEAM OWNER AT REAL BROKER

The Journey of Being a Mother and Real Estate Entrepreneur

In the modern world, many women are embracing the dual roles of motherhood and entrepreneurship, navigating the challenges and rewards that come with it. Balancing the demands of running a business with the responsibility of raising a family is no easy feat, but with determination and perseverance, many women are finding success and fulfillment in both aspects of their lives. Here are my top 3 tips for my fellow real estate Mompreneurs (and reminders for myself)!

1. Time Blocking & Making the Minutes Matter

Juggling the demands of running a business, attending meetings, and meeting deadlines while also being present for their children's milestones, activities, and needs requires meticulous planning and prioritization. Finding ways to make the most of every minute, whether it's delegating tasks, setting boundaries, or optimizing schedules, is essential in maintaining a healthy balance between work and family life.

2. Communicate

Communication is also key in maintaining balance. Open and honest communication with family members,



employees, and business partners can help mothers navigate challenges and seek support when needed. Setting realistic expectations and boundaries, as well as being transparent about limitations and constraints, can prevent misunderstandings and reduce stress in both personal and professional relationships.



Another important aspect of balancing motherhood & entrepreneurship is self-care.

3. Self Care

Another important aspect of balancing motherhood and entrepreneurship is self-care. It is easy for mothers to put their own needs and well-being on the back burner when they are constantly striving to excel in both roles. However, it is crucial for mothers to prioritize self-care, whether it's taking time for themselves to relax and unwind, engaging in activities they enjoy, or seeking support from friends and family. By nurturing themselves, mothers can ensure they have the energy and motivation to effectively manage their business and family responsibilities.

Moms, you are appreciated, valued, and cherished for the amazing work you do both at home and in the real estate world. Thank you for all that you do, and may our days be filled with love, joy, and appreciation- not just Mother's Day but ALL DAYS!

Do you have a tip you would like to share with your fellow Realtors? Reach out to us at robert.smith@realproducersmag.com

This is Plan B... Choose Plan A from Home Warranty!

- Choose Your Contractor
- Several Add-on Options
- LIVE Call Answering
- Complimentary Home Concierge Included
- Active Military/Veteran Discount

14-months* of coverage

Kendyl Urgo
Regional Sales Manager

KendylU@homewarrantyinc.com
(864) 640-5841

Keep Cool this Summer with Plan A!
homewarrantyinc.com/register

*Initial coverage term. Review the terms and conditions, coverage, limitations, and exclusions at homewarrantyinc.com/terms.

Home Warranty

Meet Chloe
& Luna



Celebrating MOTHERHOOD with Unconditional Love

WRITTEN BY: AMY PORTER

Barbara Van Matre & Her French Bulldogs

As we celebrate National Pet Month and Mother's Day this May, there's no better way to honor both the bond between a mother and her children than by highlighting the joy of motherhood, in all its forms. For Barbara Van Matre, a passionate real estate agent for Bluefield Realty, the heart of her home beats in time with the paws of her two French Bulldogs, Chloe and Luna.

Barbara, originally from New Orleans and now a proud member of the Greenville community, describes her two fur babies as "sweet little goofballs" who add laughter and love to every corner of her life. After spending several months traveling and renovating her house, Barbara is excited to dive back into the real estate world, all while being greeted each day by Chloe and Luna's unconditional love.

Barbara is quick to share how the girls—who follow her from room to room, snuggle on the couch, and offer their ever-present companionship—bring



warmth and joy to her every day. "They have their zoomies and snore like full-grown men, but they also sit by my feet while I eat, staring at me as though they can magically guilt me into giving them a bite," Barbara laughs. "But honestly, I wouldn't trade them for the world."



“There’s nothing like coming home and being greeted with that excitement & love.”

Her bond with Chloe and Luna is more than just playful moments; it’s about the deep connection they share. As a mother to her grown son, Quinton, Barbara knows the value of family, and she treasures the time she gets to spend with her two French Bulldogs. “It’s just the three of us, but they bring me so much happiness,” she says. “There’s nothing like coming home and being greeted with that excitement and love. They’ve taught me what true, unconditional love looks like—and I think we could all learn something from that.”

For Barbara, Chloe and Luna are more than pets—they’re a source of joy, laughter, and companionship. As a mother to Quinton, and as a proud pet mom, she knows the value of a loving home and the importance of the relationships we nurture. This Mother’s Day, we celebrate the unconditional love that pets, like Chloe and Luna, bring into our lives.

LICENSED . INSURED . LOCAL

The Backyard Dream Team for Top Agents

AQUARIUS
UPSTATE POOLS

Kevin Ward 864.501.8008 | Kevin Jones 864.906.5330
aquariuspoolsouthoftheupstate.com

POOL DESIGN | INSTALLATION | RENOVATIONS | VINYL LINERS

NEWTON LAW FIRM

Your Partner in
Legal Solutions

**Closing Services | Title Insurance
Estate Planning | Probate
Business Formation**

211 MAIN ST., SENECA, SC 29678 • 104 PINNACLE ST., CLEMSON, SC 29631
newtonlawclemson.com | 864-654-6042 | closing@Rnewton.com

RANDALL NEWTON | KIMBERLY NEWTON | NATHAN CLARK | ANN SULLIVAN

Here’s the deal, home + auto = savings.

Ed Patterson, Agent
3257 N. Pleasantburg Drive
Greenville, SC 29609
Bus: 864-322-0031
www.edpatterson.net
Se habla Español

Combine home and auto and save an average of \$1,127*. I’m ready to help you get the right coverage at the right price. Call me for a quote.

Like a good neighbor,
State Farm is there.®

State Farm

*Average annual per household savings based on a 2021 national survey by State Farm® of new policyholders who reported savings by switching to State Farm.
State Farm Mutual Automobile Insurance Company
State Farm Indemnity Company
State Farm Fire and Casualty Company
State Farm General Insurance Company
Bloomington, IL
State Farm County Mutual Insurance Company of Texas
State Farm Lloyds
Richardson, TX
State Farm Florida Insurance Company
Winter Haven, FL
2001299

Advantage Inspection

Chill this **Summer** and let us take care of your HOME INSPECTION needs!

OUR SERVICES
WHOLE HOME INSPECTION
PRE-LISTING INSPECTION
NEW CONSTRUCTION INSPECTION
11TH MONTH INSPECTION
MOLD/AIR QUALITY TEST
RADON TESTING
CL100/TERMITE
LEVEL II CHIMNEY
FULL SEPTIC TANK INSPECTION
POOL & SPA INSPECTION
SEWER SCOPE INSPECTION
LEAD BASED PAINT TESTING
IRRIGATION SYSTEM TESTING
MORE

THE ADVANTAGE, ADVANTAGE

- 15 Home Inspectors
- SupraKey Access
- Infrared Cameras
- Drone Specialists
- Same Day Reports
- 24/7 Scheduling
- Family owned and operated since 1991
- Over 2k 5 star google reviews

SCAN THE QR CODE TO SCHEDULE YOUR NEXT HOME INSPECTION

CONTACT US:
864-298-0405
AdvantageGreenville.com
gvlofc@advantageinspection.com

Google Reviews

WE CLIMB HIGH

to Exceed Expectations

TREE REMOVAL
TRIMMING & PRUNING
EMERGENCY TREE SERVICES



Jeff Hubbard

FERNWOOD TREE SERVICE

Your Trees Deserve the Best • **Schedule a Service Now!**

864.934.6396



From Water Heaters to Leak Repairs, **CJ's Got You Covered!**

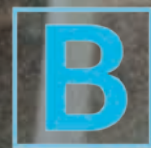
Tailored Plumbing Solutions for Every Home.
Expert Work, Exceptional Customer Service—*Every Time.*

"I now have CJ's plumbing in my favorites! Great service and very professional! I highly recommend CJ's plumbing and will recommend him to all of my clients!" - Kristen S.



CJ's PLUMBING

(864) 373-8276



Buckley Brothers, LLC
Cleaning & Sealing Services

Having Your House Cleaned Can Boost Your Curb Appeal by 11%

A HOUSE SO CLEAN IT WILL MAKE THE NEIGHBORS JEALOUS.



The Buckley Brother Experience

No other cleaning company cleans quite like us. Don't believe us? Scan to see for yourself!

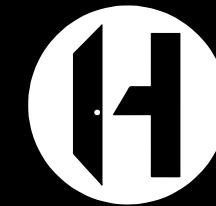
Call to Inquire About Our Realtor Referral Program (864) 327-8333 // buckleybrotherscleaningservices.com

House Washing // Low-Pressure Roof Cleaning // Gutter Cleaning // Concrete Cleaning // Red Mud Removal

THE RIGHT PARTNER Gets You to the Green!



With his hands-on approach, Stephan Schnaiter at Hanover Mortgage will become a true friend, here to support your clients from pre-qualification to closing and for years to come.



HANOVER
mortgage co.

CONNECT TODAY TO HAVE THE RIGHT PARTNER WORKING FOR YOU!

Stephan Schnaiter, Loan Officer

NMLS: #251871

O: 864.516.1388

C: 864.631.9140

sschnaiter@hanovermtg.com

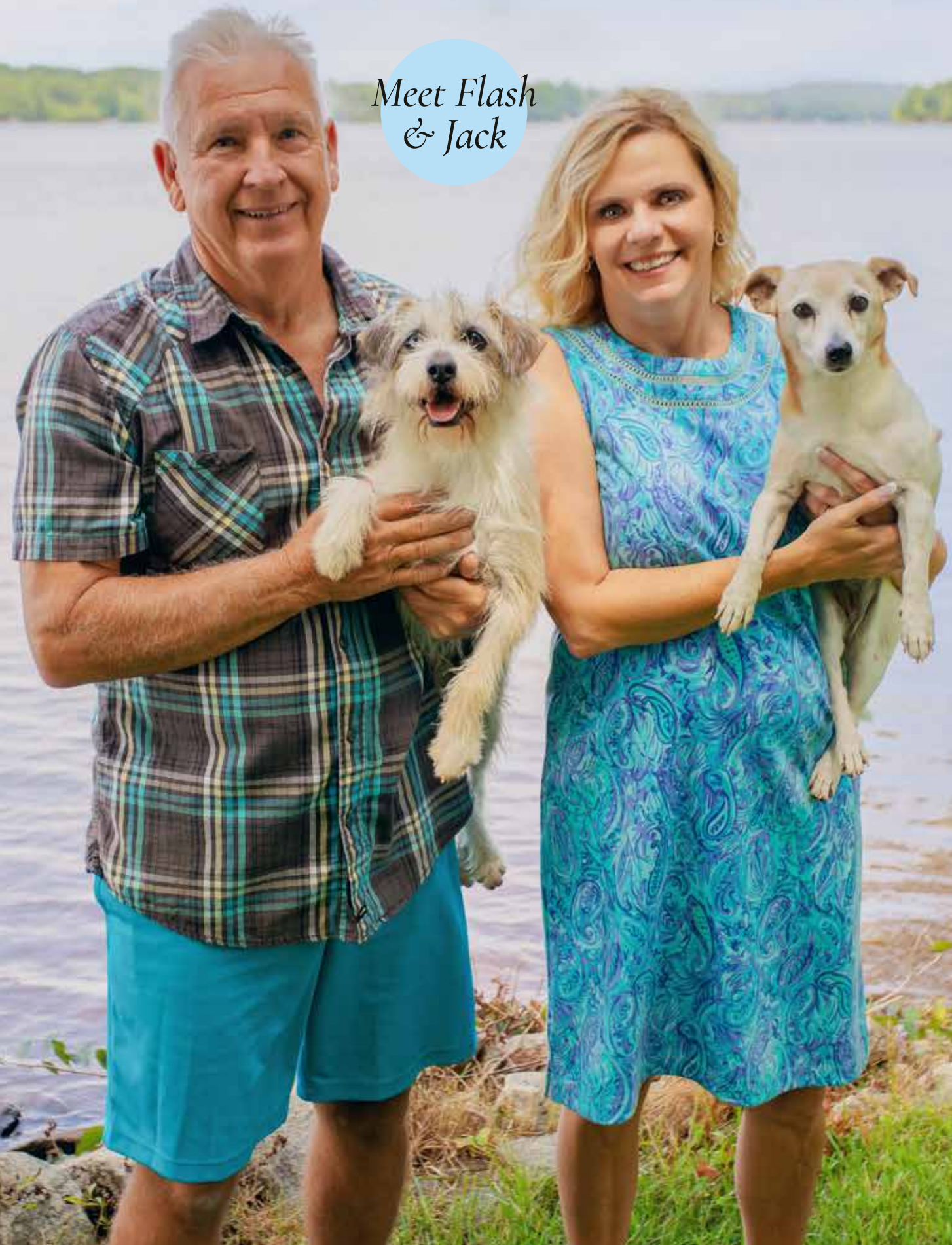
hanovermortgageco.com

2502-A Wade Hampton Blvd

Greenville, SC 29615



Meet Flash & Jack



Celebrating *the Bond Between* **PETS & FAMILY**



WRITTEN BY: AMY PORTER

For LeAnne, Flash and Jack aren't just pets – they're family. They bring joy, love, and laughter to her household every day. As we celebrate Mother's Day this month, LeAnne reflects on the unconditional love her pets give her and her family. "They're always there for us, and their presence is a constant reminder of the importance of love and connection," she says.

As a real estate agent, LeAnne knows that home is where the heart is, and for her, that means being surrounded by her family and the pets that make it complete. Whether it's a day at the beach or a cozy evening at home, Jack and Flash are never far from her side.

A Mother's Love for Her Pets

LeAnne's experience as a mom to both Colt and her fur babies beautifully aligns with the essence of Mother's Day: nurturing, caring, and unconditionally loving. Jack and Flash, with their unique personalities, have not only brightened LeAnne's life but have shown her that love doesn't just come from humans—it can come from the pets who become part of our families.

In closing, LeAnne says, "I may not always be the first to jump into outdoor fun, but when it comes to my family and my pets, I wouldn't change a thing."



TRANSFORMING *Homes* One Room at a Time

STAGED
UPSTATE LLC



PHOTOS BY: CAROLINA HOUSE SHOTS • WRITTEN BY: AMY PORTER

For Lara Fransen, home staging is more than just placing furniture—it's about creating a vision. As the founder of Staged Upstate LLC, Lara brings years of experience in real estate and a keen eye for design to help homeowners and realtors showcase properties in their best light. Based in Seneca, SC, Staged Upstate specializes in transforming vacant homes into inviting, beautifully staged spaces that appeal to a broad range of buyers.

A Mother's Love & A Family's Inspiration

As a mother, Lara takes great pride in the accomplishments of her two children. Her daughter, Ashlyn (23), has built a successful career in human resources in Greenville, while her son, Carter, is a sophomore at Clemson University studying mechanical engineering. Lara has thoroughly enjoyed watching them grow into amazing young adults. "The teenage years flew by, but they were some of my favorite moments as a mom," she shares. "Now, seeing them navigate adulthood with confidence is incredibly rewarding."

Lara grew up in metro Atlanta, the third of four sisters, raised by an electrician father and a stay-at-home mother. Education and perseverance ran deep in her family—an impressive fun fact: all four sisters graduated as valedictorians from the same small Christian school! These strong family values, combined with her passion for creativity, have shaped Lara into the determined and hardworking entrepreneur she is today.

A House Full of Love—And Lots of Fur!

Beyond her human family, Lara is also a proud pet mom to a lively crew of three dogs and two cats—all with big personalities.

Xena, a 9-year-old Great Dane/Golden Retriever mix, is the wise old soul of the house.

Peach, a 4-year-old Pittie, brings boundless energy and affection to the family.

Ellie, a 1-year-old Great Dane, is the household comedian, known for her daily antics that keep everyone laughing.

Mofu (Mo) and Subie, the feline members of the family, rule the house in their own mischievous way—especially when they decide to race through the halls at 4 AM!

"Our house is always lively, and there's never a dull moment," Lara laughs. "They all have their quirks, but I wouldn't trade them for the world." With May being National Pet Month, it's the perfect time to celebrate the unconditional love and joy pets bring to our lives—something Lara knows firsthand.

Bringing Homes to Life—One Room at a Time

Lara's passion for home staging began in 2017 when she consulted with investors on a historic flip in Pendleton, SC. Recognizing a growing need in the market, she launched Staged Upstate LLC in June 2024 to provide expert staging services that highlight a home's best features, enhance its marketability, and maximize its sale potential.

With a background in real estate and commercial construction, Lara brings a unique perspective to home staging. She understands both market trends and design principles, allowing her to create inviting spaces that speak to potential buyers. "I can make a mobile home look like a million bucks," she says with a smile. While Staged Upstate works with homes of all price ranges, their expertise shines in properties





“ I CAN MAKE A MOBILE HOME LOOK LIKE A *million* BUCKS. ”

whether it's a family moving, children selling an inherited home, or an investor preparing a fresh flip for market.

As she continues to build Staged Upstate LLC, Lara remains inspired by her favorite quote from artist Camille Pissarro:

“Blessed are they who see beautiful things in humble places where other people see nothing.” That vision, combined with her passion and expertise, is exactly what makes Staged Upstate a game-changer in the home staging industry.

CONTACT STAGED UPSTATE LLC
 ADDRESS: 1703 JAMERSON AVE, SENECA SC 29678
 PHONE: (864) 437-3547
 EMAIL: LARAFRANSEN@GMAIL.COM
 FACEBOOK: STAGED UPSTATE
 INSTAGRAM: @STAGEDUPSTATE.SC



listed under \$400,000—a crucial segment in today's competitive real estate market.

Hard work and determination are the foundations of Lara's success. She thrives on problem-solving, creativity, and an unwavering commitment to delivering excellence. “My two least favorite phrases are, ‘No, we can’t’ and ‘That’s the way we’ve always done it.’ I truly believe that with

enough effort, any problem is figureoutable,” she explains.

Defining Success with Passion & Purpose

Lara's definition of success is simple: integrity, affordability, and reliability. “I want people to associate Staged Upstate with these three attributes,” she says. Her ideal clients are homeowners with vacant properties who need to sell quickly and for top dollar—



EXPERT
 COMMERCIAL AND RESIDENTIAL
 ROOFING CONTRACTORS



Founded in 1999



45+ Years of Experience



Better Warranties



Family and Locally Owned



24-Hour Response Times



Up-to-Date Installation Methods

CONNECT FOR A FREE INSPECTION TODAY
 DANNY BEST, OWNER

andersonmetalroofing.com | 864.287.2378

NOW OFFERING VIRTUAL CONSULTATIONS

The COOLEST LITTLE GUY in Real Estate

WRITTEN BY: AMY PORTER



In the world of real estate, Tameka Thomason of RE/MAX HALO knows the importance of finding the perfect home—not just for people, but for pets too. And at the heart of her own home is Bentley Thomason, a lovable 4-year-old Shih Tzu who fills every day with joy, resilience, and unconditional love.



Bentley is no ordinary pup. Though partially blind, his adventurous spirit knows no bounds. When Tameka's family had the opportunity to restore his vision temporarily through surgery, Bentley embraced life with newfound excitement, taking in every sight around him. While his eyesight is gradually fading again, his bright personality and unwavering confidence remain as strong as ever. He navigates the world with enthusiasm, never meeting a stranger and always eager to make new friends.

Tameka and her daughters, Cierra and Madison, cherish their time together, whether it's competing for the title of household Uno champion, exploring

the city, or simply enjoying each other's company on a relaxing drive. Bentley fits seamlessly into their lively and loving family, bringing a special kind of warmth that only a devoted pet can provide. His gentle nature, obedience, and boundless love make him the perfect companion—not to mention the coolest little guy around!

As we celebrate National Pet Month and Mother's Day, Bentley reminds us of the powerful bond between pets and their owners. Whether it's finding the perfect home for clients or creating treasured moments with family, Tameka knows that home is where the heart—and paws—are.





The Furry Heart of Home

DEANNA ARCE OF NEST REALTY & HER BELOVED BABIES!



WRITTEN BY: AMY PORTER

For Deanna Arce, home has always been more than just a place—it’s a feeling. As a dedicated real estate professional with Nest Realty, she helps families find the perfect space to call their own. But at the end of the day, her own home wouldn’t be complete without the unconditional love of her three dogs: Sophie, Rucker, and George.

Sophie, the queen of the household, is a 7-year-old Havanese with a sunbathing habit and a love for belly rubs. She may tolerate her younger brothers, but there’s no doubt she runs the show. Rucker, a 4-year-old Golden Doodle, is the gentle giant of the pack—often mistaking himself for a lap dog. He’s Deanna’s personal weighted blanket, offering comfort and calm after a long day. Then there’s George, the 3-year-old Aussie Doodle, who is equal parts loving and mischievous. With a heart full of affection and a mind full of clever tricks, George keeps everyone entertained while sneaking his way into trouble.

As a mother of three—Serena, Ciara, and Ethan—Deanna knows the beauty of unconditional love. Now, with her daughters living on their own and her son focused on his welding career, the family’s nearly empty nest is filled with the joyful energy of her three pups. “Pets are special because they love us unconditionally,” Deanna shares. “We could learn a lot from the way a dog loves its owner.”

Whether it’s a peaceful day in the garden, a weekend camping trip, or simply relaxing by the lake, Deanna and



her husband, Luis, cherish their time together—and their furry companions are always by their side.

This National Pet Month and Mother’s Day, Deanna is reminded that motherhood takes many forms. From raising her children to caring for her pets, she finds joy in nurturing, giving, and creating a home full of love.

After all, whether it’s a house or a heart, what truly makes a home is the love inside it.

THE HEART *of the* Clayton-Whiteside Home



Meet
Daisy &
Duke

WRITTEN BY: AMY PORTER

For Sandy Clayton, real estate is all about finding the perfect home—not just for families, but for their beloved pets as well. As a dedicated Realtor with Real, a busy mom of four, and a passionate dog lover, Sandy’s life is a whirlwind of sports schedules, home closings, and tail wags. Through it all, her two doodles, Daisy and Duke, bring boundless love and companionship to her family.

Meet Daisy & Duke

Daisy, an Aussiedoodle, joined the family as a Christmas surprise in 2021. She’s the household’s loyal protector and the brains of the operation—cautious with new people but fiercely devoted to her loved ones. Her special bond with Sandy’s oldest son Troy is heartwarming; he’s trained her to do just about anything, and she adores him almost as much as she loves her mom.

Duke, on the other hand, is the family’s Bernedoodle rescue with a heart as big as his playful personality. His story is one of fate—he was abandoned near Lake Keowee, where Sandy’s sister, LeAnne Carswell (also a Realtor), found him and his companion Jack. While LeAnne kept the other pup, Duke found his forever home with Sandy and her



family. Gentle, goofy, and endlessly loving, Duke has been a perfect addition.

Overcoming Challenges

Just a month ago, the family received unexpected news: Duke was diagnosed with Addison’s Disease, a rare adrenal gland disorder that affects only 0.01% of dogs. Having already experienced this condition with another pet, Sandy knew the road ahead would require careful management and extra love. But Duke’s resilience and joyful spirit have been remarkable—today, he’s thriving, and the family couldn’t be more grateful.

A Full House & Full Hearts

In the Clayton-Whiteside household, dogs aren’t just pets—they’re family. Daisy and Duke vacation with them, sleep in their bed, and bring daily joy to their bustling home. And as the kids grow and eventually leave the nest, Sandy jokes that every child who moves out will be replaced with a new dog—because, after all, there’s always room for more love.

This Mother’s Day, Sandy celebrates the joy of being a mom—not only to four amazing kids but also to two incredible pups who have made her family complete.





The ULTIMATE Sidekick

WRITTEN BY: AMY PORTER

For real estate agent Toni Leopard of BHHS C. Dan Joyner Midtown, every day is a new adventure—one made even more special by her beloved Sheepadoodle, Lucy. At 3.5 years old, Lucy is more than just a pet; she's Toni's shadow, co-pilot, and an expert at bringing smiles to clients' faces.

With striking coloring that turns heads in downtown Greenville, Lucy is a showstopper who charms everyone she meets. But don't be fooled—while she's 99% angel, that mischievous 1% keeps life interesting! Whether she's dashing through the rain, snow, lakes, or pools to fetch a ball or joyfully joining Toni on home tours, Lucy's energy is boundless.

Thanks to Palmetto State K9, trainer Kate Picone Lucy has mastered off-leash training, making her an absolute dream to take anywhere. Whether she's strolling through town, running alongside Toni, or tagging along for real estate showings, Lucy's impeccable obedience and joyful spirit make her the perfect four-legged companion.

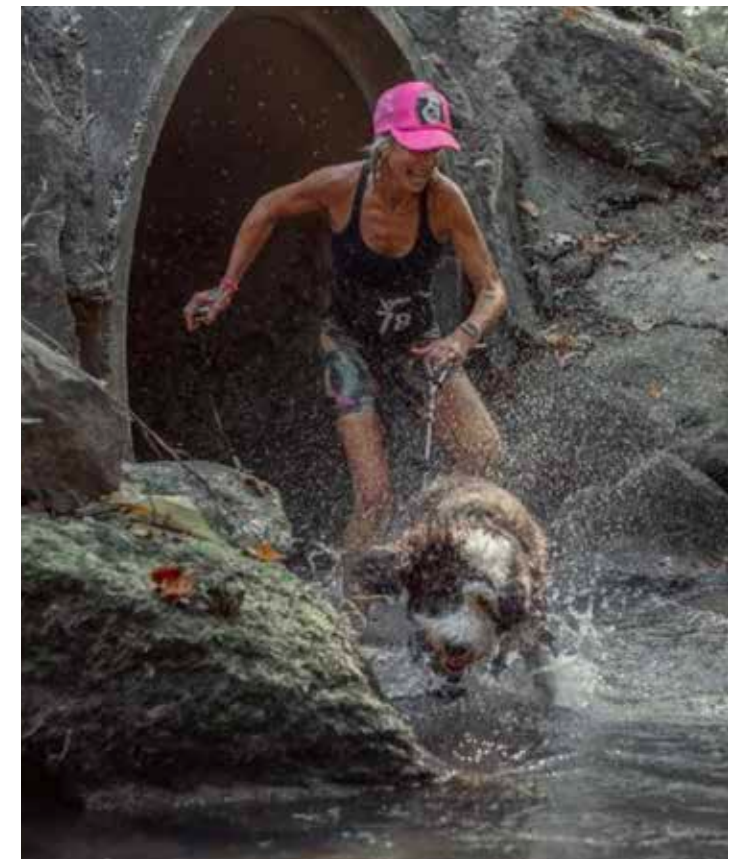
At home, Toni's pack of doodles—Lucy, and Rudie, keeps life full of fun and love. And with a new home at Biltmore, built by Brad & Cindy Thompson of First Choice Homes, there's even more excitement on the horizon. Especially with these two mischievous masterminds and a pool in the back. Summertime is one big Splash of fun.

Toni credits her father, "Big Tony," and godfather, Wayne McCullough, as the guiding lights in her life—mentors who have shown her the meaning of strength, dedication, and support. Whether she's running, cycling, spending time on the lake with Wayne & family, or squeezing in a workout at OTF, Toni embraces life with passion—much like Lucy, who's always up for the next big adventure.

This National Pet Month and Mother's Day, Toni celebrates the unconditional love and companionship that pets bring into our lives. Because whether in real estate or at home, family—including the four-legged members—makes every moment more meaningful.



Meet Lucy





BUILD > GROW > PRESERVE



2023 2024



Thank You Upstate for Making Us a WINNER for Best Investment Firm!

wagnerwealthmanagement.com

GREENVILLE OFFICE 3 Legacy Park Road, Suite A 864.236.4706
ANDERSON OFFICE 301 South McDuffie Street 864.231.5494

Securities offered through Arkadios Capital. Member FINRA/SIPC. Advisory services through Wealth Management Advisors, LLC. Arkadios Capital and Wealth Management Advisors, LLC, are not affiliated through any ownership.



Applewood Estates

Connect Today to Learn About Our Realtor Referral Program

864.342.7606

Expert Property Management to Take Your Real Estate Business to the Next Level



Kathleen Wright applewoodestates.com

FREE UP YOUR TIME | HAPPY CLIENTS, LOYAL CLIENTS MAXIMIZE PROFITS, MINIMIZE HASSLE



Your Pool & Hardscape Specialists

www.veteranslandscaping.com



Elevate your home with our one-stop, customized landscaping and construction solutions. Enjoy a luxurious, worry-free outdoor space, backed by our commitment to quality and customer satisfaction.



Call for a free estimate! 864-590-8481

Advanced innovation, adventurous in nature.



The 2025 GLC 300 SUV

STARTING AT \$49,250

CARLTON MOTORCARS

www.CarltonMB.com

(864) 213-8000

2446 Laurens Road | Greenville, SC 29607



Base MSRP excludes transportation and handling charges, destination charges, taxes, title, registration, preparation and documentary fees, tags, labor and installation charges, insurance, and optional equipment, products, packages and accessories. Options, model availability and actual dealer price may vary. See dealer for details, costs and terms.

EXCLUSIVE FOR REALTORS: ASK THE ATTORNEY

Your Direct Line to Legal Counsel

When deals are on the line, timely legal guidance can make all the difference. Introducing our new "Ask the Attorney" service —connecting realtors directly with legal counsel for guidance on your most pressing questions. Whether it's contract questions, closing concerns, or other time-sensitive matters, get the guidance you need—when you need it most.

For 20 years, we've been strengthening your business by protecting your clients. Now we're making it even easier to access our insight directly. Scan the QR code to schedule your personal consultation and experience the difference our accessible attorneys makes for your business and your clients.

Your *Success* is
Our Mission

SEND NEW CONTRACTS TO
ORDERS@GUESTBRADY.COM



TROY PIERCE
Attorney on Call