

## H. MANNING UNGER

*Member, Corporate & Commercial Real Estate*

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Manning Unger, co-managing member of the firm's Charleston office, practices in the areas of business, mergers and acquisitions, securities, financial services, economic incentives, and commercial real estate law.

Equipped with an MBA and a law degree, Manning has a passion for helping his clients with business deals and diving into the details to better advise them. His work consists of providing advice structuring, negotiating, documenting, and closing deals, as well as acting as a counselor on various corporate governance matters.

Manning's broad based transactional experience has included representation of:

- financial institutions, institutional investors, and venture capital funds in their private equity investments and mezzanine/subordinated debt finance transactions
- corporations in connection with public and private finance transactions and corporate governance matters
- real estate developers, investors, and corporations (including national retailers and manufacturers) in connection with the construction, purchase, refinancing, leasing, and selling of raw land, condominiums, apartment complexes, retail shopping centers, stand-alone retail facilities office complexes, and manufacturing and distribution centers
- financial institutions in connection with both construction and real estate acquisition loans as well as in connection with commercial lines of credit and term loans
- public and private companies in merger and acquisition transactions, and in joint venture, securities, and general corporate and contractual matters

### Capabilities

Commercial Real Estate  
Economic Development & Incentives  
Mergers & Acquisitions  
Title Insurance Services

### Education

J.D., University of South Carolina, 1998, magna cum laude  
M.B.A., University of South Carolina, 1998  
B.A., University of Virginia, 1994

### Admissions

North Carolina, 1998  
South Carolina, 1998

### Other Areas of Law

Business  
Corporate Finance and Securities

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- national and multi-national corporations in negotiating and obtaining tax incentives from the State of South Carolina and its political subdivisions for locating in or relocating to South Carolina

### Notable

- *Best Lawyers in America*, Corporate Law "Lawyer of the Year," 2023
- *Best Lawyers in America*, Corporate Law, 2020-2023; Real Estate Law, 2020-2023; Corporate Governance Law and Commercial Transactions/UNCC Law, 2023
- *Charleston Business Magazine* Legal Elite, Corporate Law, Mergers & Acquisitions, Corporate Real Estate, 2020; Corporate Law, Mergers & Acquisitions, 2021
- CALI Award Recipient: Property I, Property II, Secured Transactions, Payment Systems, Agency & Partnership, Securities Regulations, Advanced Civil Procedure, Legal Research II, Torts I, and Evidence
- Order of the Coif
- Order of the Wig and Robe (Clerk of Court)
- Associate Articles Editor, South Carolina Law Review

### Affiliations

- American Bar Association
- North Carolina Bar Association
- South Carolina Bar Association

### Representative Experience

- Represented the lead investor in senior secured note and common equity/warrant purchase transactions with technology companies ranging from \$5 million to \$22 million
- Acted as corporate counsel for a regional health care provider in connection with bond financings (public and private) ranging from \$20 million to \$400 million
- Represented a local utility company in connection with a \$20 million real estate secured financing transaction
- Represented investors in several early-stage convertible note purchase transactions
- Represented a manufacturing concern in a \$25 million acquisition of 3 complementary manufacturing facilities along with approximately 20 associated distribution facilities
- General corporate representation of a regional utility company
- General corporate representation of a distilled spirits producer
- Represented a regional retailer in connection with store acquisitions and dispositions
- Represented an international corporation in connection with a multimillion-dollar build-to-suit transaction for corporate offices and a distribution facility

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- Represented an institutional lender in connection with asset-based lending transactions ranging from \$5 million to \$15 million
- Represented institutional lenders in connection with multiple senior living secured financing transactions running from \$5 million to \$15 million
- Represented a senior living facility developer in the greenfield acquisition and construction of multiple senior living facilities
- Represented a national owner of dominant regional and super regional shopping centers in a hotel co-location project