



William B. Swent

Partner

wswent@foxrothschild.com



Greenville, SC

Tel: 864.751.7605

Fax: 864.751.7800

William's practice focus is commercial real estate. He has significant experience representing borrowers and lenders, tenants and landlords, purchasers and sellers, and developers in a wide variety of circumstances.

On the commercial finance side, he regularly prepares loan documents for institutional and private lenders in sophisticated, real estate-secured contexts. For borrowers, William is very capable of assisting with broader development challenges.

He is a skilled draftsman and negotiator with particular experience in addressing development of retail, office, mixed use, restaurant and condominium projects. William also handles administrative matters for commercial and residential developers, such as zoning, pursuing governmental incentives and managing interaction with municipal authorities. William has a litigation background and remains active in the courts through representation of clients with advanced real property disputes, such as lease disputes, partitions, trespass, nuisance, evictions and quiet title actions.

Services

- Real Estate
- Zoning & Land Use
- Financial Services Industry
- Aviation

Before Fox Rothschild

William was a partner at Smith Moore Leatherwood LLP, which combined with Fox Rothschild in 2018. He is a veteran of the U.S. Navy, where he served as a submarine officer.

Beyond Fox Rothschild

William is a member of the Naval Academy Alumni Association and past president of the group's Greenville chapter. He is active with the Goodwill Foundation and a coach with the Carolina Elite Soccer Association. five-time champions of the Interim Health Care Spring and Fall Challenge tournaments. He serves on various committees including the Finance Committee of Christ Church Episcopal, where he serves as an usher and volunteer coach of the basketball team, four-time champions of the CLBBY end-of-season tournament. William is also a member of the Greenville Country Club.

Bar Admissions

- South Carolina

Education

- United States Naval Academy (B.S., *with merit*, 1988)
 - Naval Architecture
- University of South Carolina School of Law (J.D., *cum laude*, 1997)
 - Order of the Coif
 - Order of the Wig and Robe
 - Editor-in-Chief, South Carolina Law Review
 - John Belton O'Neall Inn of Court

Memberships

- National Business Aviation Association (NBAA)
- International Council of Shopping Centers (ICSC)
- Urban Land Institute

Honors & Awards

- Selected to the list of attorneys ranked by *Chambers USA* for Real Estate in South Carolina (2023)
- Recognized among the "Legal Elite" for Commercial Real Estate (2013, 2017-2022) and Banking & Finance (2021-2022) by *Greenville Business Magazine*
- Selected to the "Best Lawyers in America" list for Real Estate Law in Greenville, SC by *Best Lawyers* (2024)