

6902-761-125
(002-00-02-001)

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RECORDED 08/16/2002 03:16:32PM
Bk:00741 Pg:00251 Pages:5
Fee:10.00 State:0.00
County:0.00 Exempt:-----
Louise Davis, Clerk of Court
Greenwood County, SC

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

SPECIAL REFEREE'S DEED

Deliver To: CLARK

TO ALL WHOM THESE PRESENTS SHALL CONCERN:

I, **DONALD A. LONG**, As **SPECIAL REFEREE FOR GREENWOOD COUNTY**,
in the State of South Carolina, Send Greetings:

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WHEREAS, in an action in the Court of Common Pleas in Greenwood County between

WARE SHOALS SCHOOL DISTRICT NO. 51 as Plaintiff,

and C. W. ROBINSON, O. M. BUTLER, and L. J. TUMBIN, IN THEIR CAPACITY
AS COMMUNITY TRUSTEES OF THE FORMER ALGARY SCHOOL LOT
AND BUILDING AND/OR THEIR SUCCESSOR COMMUNITY TRUSTEES,
IF ANY; GREENWOOD COUNTY; and JOHN DOE, BEING A FICTITIOUS
PERSON REPRESENTING ANY AND ALL OTHER UNKNOWN PERSONS
WHO MAY CLAIM AN INTEREST IN THE FORMER ALGARY SCHOOL
LOT AND BUILDING, as Defendants,

by an Order filed in Judgment Roll No. 01-CP-24-103 it was decreed and adjudged that
the property hereinafter described should be transferred or deeded by the below signed
Special Referee for Greenwood County on the terms and for the purposes mentioned in
the Special Referee's Report and Order granted in the case as by reference thereto on file
in said Court will appear;

THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, **Donald A. Long**,
as **Special Referee for Greenwood County**, pursuant to the foregoing decree awarding
the below-described property, being the subject of this action, to the below named
grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold,
released, and by these presents, DO GRANT, bargain, sell and release the following
described property unto the said:

WARE SHOALS SCHOOL DISTRICT NO. 51, its Successors and Assigns:

ALL THAT certain tract or parcel of land situate, lying and being in the former
Algary School District No. 1, now School District No. 51, in the County of Greenwood,
State of South Carolina, the same being the former Algary white school lot and building,
containing 2.0 acres, more or less, and being bounded by the lands now or formerly of C.
W. Robinson, W. R. Dunn Estate, and the Ware Shoals - Shoals Junction Highway.

This property being the combination of three (3) tracts of land separately deeded to the Ware School District as follows: Deed of Ernest Dupre to the School Trustees dated July 31, 1916 and recorded in Deed Book 27 at Page 70 (triangular piece); deed of L. B. Dunn to School District Trustees dated January 6, 1938 and recorded in Deed Book 56 at Page 399 (50 foot piece); and, deed of L. B. Dunn to School District Trustees dated November 20, 1948 and recorded in Deed Book 82 at Page 279 (50 foot piece).

PROPERTY ADDRESS: 1507 Old Shoals Junction Road, Donalds, South Carolina, 29653

TAX MAP NUMBER: 6902-761-125

GRANTEE'S MAILING ADDRESS: 25 East Main Street,
Ware Shoals, South Carolina 29692

TOGETHER, with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging; or in any wise incident or appertaining; and the reversions and remainders, rents, issues, and profits thereof; and also all the estate, right, title, benefit, interest, possession, claim or demand therein whatsoever of all the parties of the cause aforesaid, and of each of them, in and to the same; and of all other persons who might rightfully claim from, under or by these parties or any of them;

TO HAVE AND TO HOLD, all and singular the said property, with its hereditaments, privileges, and appurtenances unto the said grantee, its successors and assigns for their own use, benefit, and behalf, forever.

IN WITNESS WHEREOF, I, the undersigned Donald A. Long, as Special Referee for Greenwood County, under and by virtue of the said Judgment, Order and Decree, have hereunto set my Hand and Seal this 16 Day of August, in the year of our Lord Two Thousand Two (2002) and in the Two Hundred and Twenty-Sixth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Curtis A. Clark
James Bradley

Donald A. Long
Donald A. Long
Special Referee, Greenwood County

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

PROBATE

PERSONALLY APPEARED before me CURTIS CLARK and made oath that (s)he saw the within named Donald A. Long, As Special Referee for Greenwood County, South Carolina, sign, seal, and as his act and deed deliver the within Deed; and that (s)he with JANE BRADFORD witnessed the execution thereof.

SWORN TO BEFORE ME

this _____ Day of August, 2002.

Jane Bradford (L. S.)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 1-4-10

Curtis B. Clark

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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. Property located at 1507 Old Shoals Junction Road, Donalds, S. C. 29692 (Old Algary School), bearing Greenwood County Tax Map Number, 6902 - 761 - 125 was transferred by Donald A. Long, As Special Referee to Ware Shoals School District No. 51 on August 16, 2002.

3. Check one of the following: The deed is

- (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) XX exempt from the deed recording fee because (See Information section of affidavit):
Transfer to a School District - Exemption No. ~~2~~
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes ___ or No ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

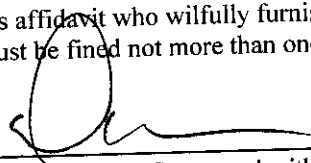
6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: _____
- (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee is: _____.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Special Referee for Greenwood County.

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

SWORN to before me this 16th
day of August, 2002.

Carter S. Clark

Notary Public for South Carolina

My Commission Expires: June 16, 2003.

Donald A. Long, As Special Referee for Greenwood County
Print or Type Name Here

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INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money or money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred to a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract of sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the family. A "family trust" is a trust in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed.