Prepared by: Tinsley & Adams, LLP
418 Main Street, P. O. Box 1506
Greenwood, SC 29648

201000005478
TINSLEY & ADAMS
PO BOX 1506
GREENWOOD SC 29648-1506

6834-389-040

201000005478
INGRAM MOON
COUNTY CLERK
GREENWOOD COUNTY SC
08-10-2010 11:38 am.
REC FEE: 10.00
STATE TAX $ 663.00
COUNTY TAX $ 280.50

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

DEED
Individual

Instrument 201000005478 Book 1222 Page 259

KNOW ALL MEN BY THESE PRESENTS, that **Marjorie S. Brady** (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration, to the Grantor in hand paid at and before the sealing of these presents by **Ben J. Bartz** (hereinafter called "Grantee") the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Grantee, his heirs, successors and assigns:

All and singular that certain piece, parcel or lot of land, together with improvements thereon situate, lying and being in the County of Greenwood, State of South Carolina, being more particularly shown and designated as Lot No. B-4 of Saddle Hill Subdivision, Phase I on plat thereof prepared by Eugene M. Adams, RLS and recorded in Plat Book 56, at Page 118, in the Office of the Clerk of Court for Greenwood County, which said plat is incorporated herein by reference and made part and parcel hereof. According to said plat of survey, Lot B-4 contains 2.47 acres. Reference is made to the aforesaid plat for a more full and accurate description.

The within described property is subject in every respect to existing easements and rights of way for roads, drains, sewers and utilities of record or in place, and is also subject to restrictions of record, and as amended.

Subject to the Restrictive Covenants and Conditions for Saddle Hill Subdivision recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 323, at Page 29, and all supplements filed thereafter.

This is the identical property conveyed to Marjorie S. Brady by deed of Cynthia T. Burton dated February 16, 2006, and recorded in Deed Book 958, at Page 9, in the OCC for Greenwood County.

Grantee's Mailing Address: 107 Bridle court, Greenwood, SC 29646

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and Singular the said Premises before mentioned unto the said Grantee, his Heirs, Successors and Assigns forever.

And the Grantor does hereby bind himself and his heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, his Heirs, Successors and Assigns against him and his heirs, successors and assigns, and any person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

DATE: August 5, 2010

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Elaine M. Leitle
Witness #1

Witness #2

Marjorie S. Brady
Marjorie S. Brady

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENWOOD

PERSONALLY appeared before me the undersigned witness who, being first duly sworn, says that (s)he saw the within-named Grantor sign, seal, and deliver the within Deed; and that (s)he with the other witness whose signature appears above, witnessed the execution thereof.

Elaine M. Leitle
Witness #1

Sworn to before me August 5, 2010

NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 10/24/12

STATE OF SOUTH CAROLINA)

COUNTY OF GREENWOOD)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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. The property being transferred is located at 107 Bridle Court, Greenwood, SC 29646bearing GREENWOODCounty Tax Map Number 6834-389-040 was transferred by Marjorie S. Brady and to Ben J. Bartz and Andrea L. Shea Bartz on August 5, 2010

3. Check one of the following: The Deed is:

(a) __x____ 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) _____ Exempt from the deed recording fee because (See information section of affidavit):

_____

(If Exempt, please skip items 4-7 and go to item 8 of this affidavit)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes_____ or No_____

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) __x____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 255,000.00

(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:	255,000.00
(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	255,000.00

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

9. I understand that a person required to furnish this affidavit who willfully 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 August 5, 2010

Notary Public for South Carolina
My Commission Expires:

BEN BARTZ
Print or Type Name Here

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's worth includes, but is not limited to, the 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 between 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 the 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 of the law.

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 for 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 same 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 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;

(13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings.

(14) Transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time the original purchase as well as for the purpose of purchasing the realty

(15) Transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.