

201000007430  
TOMMY STANFORD  
PO BOX 3321  
GREENWOOD SC 29648

201000007430 EXEMPT  
INGRAM MOON  
COUNTY CLERK  
GREENWOOD COUNTY SC  
10-25-2010 09:23 am.  
REC FEE: 10.00

6886-837-391

**STATE OF SOUTH CAROLINA  
COUNTY OF GREENWOOD**

**TITLE TO REAL ESTATE  
(No Title Opinion)**

Instrument	Book	Page
201000007430	1232	279

KNOW ALL MEN BY THESE PRESENTS, that I **JANNIE H. CALDWELL**

in consideration of Ten (\$10.00) Dollars Love and Affection

the receipt of which is hereby acknowledged, have granted bargained, sold, and released, and by these presents do(es) grant, bargain, sell and release unto **JANNIE H. CALDWELL** and **WILLIE CROSBY CALDWELL** their heirs and assigns:

All 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 described and shown as Lot No. 7 of Mayson's Trace Estates on plat prepared by Eugene M. Adams of date May 15, 1990, last revised July 12, 1990, and recorded in Plat Book 60, Page 102, in the Office of the Clerk of Court for Greenwood County, with reference made thereto for a more full and accurate description. Said Lot No. 7 contains 2.07 acres, more or less, and fronts on S. C. Highway No. 246 for a distance of 207.75 feet, more or less.

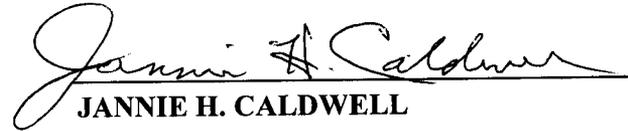
This conveyance is made subject in every respect to the Declaration and Statement of Protective Covenants, Restrictions and Conditions of the Subdivision known as Woodcrest, dated October 31, 1962, and recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 165, Page 400, which said restrictions by reference are made a part of this conveyance.

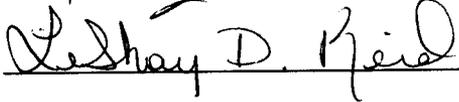
This being the same property conveyed to Jannie H. Caldwell by deed of Keith Brock as recorded on August 14, 2009, in the Office of the Clerk of Court for Greenwood County in Deed Book 1169, Page 126.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 14<sup>th</sup> day of October, 2010.

SIGNED, sealed and delivered in the presence of:

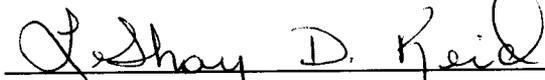
 (SEAL)  
JANNIE H. CALDWELL

  
\_\_\_\_\_  
  
\_\_\_\_\_

STATE OF SOUTH CAROLINA  
COUNTY OF GREENWOOD

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of October 2010

 (SEAL)  
Notary Public for South Carolina

  
\_\_\_\_\_

My Commission Expires 10/13/2016

Grantee's Mailing Address: 2815 Hwy 296 South  
Ninety Six, SC 29666

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. The property being transferred is located at 2815 Hwy 246 South bearing Greenwood County Tax Map Number 0886-837-3911 was transferred by Willie Crosby Caldwell to Willie Crosby Caldwell and Jannie H. Caldwell on October 14, 2010.

- 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)  exempt from the deed recording fee because (See Information section of affidavit);  
#3  
(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)  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  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) 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 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 misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 14th  
day of October year of 2010  
Deshay D. Reid  
Notary Public for South Carolina  
My Commission Expires: 10/31/2016

Willie C. Caldwell  
Responsible Person Connected with the Transaction  
Willie C. Caldwell  
Print or type the above name here

