

PRACHT & BACOT  
Attorneys at Law  
414 Monument Street, Suite C  
Greenwood, South Carolina 29646

6941-317-070

TITLE TO REAL ESTATE

000011515  
RECORDED 10/04/2004 12:34:44PM  
Bk:00869 Pg:00042 Pages:3  
Fee:10.00 State:124.80  
County:52.80 Exempt:-----  
Ingram Moon, Clerk of Court  
Greenwood County, SC

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

Deliver To: PB

**KNOW ALL MEN BY THESE PRESENTS, that GREENVILLE TIMBERLINE SC, LLC,**  
**11515 Bk:869 Pg:42**

for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER  
CONSIDERATION, the receipt of which is hereby acknowledged, has granted, bargained, sold, and  
released, and by these presents do(es) grant, bargain, sell and release unto **RALPH N. HURLEY**  
**AND DAWN M. HURLEY**, the following described property, to-wit:

All that certain piece, parcel or lot, situate, lying and being in the County of Greenwood, State of  
South Carolina, and being shown and designated as Lot No. 7 of Terrapin Pointe Subdivision on plat  
prepared by Newby-Proctor & Associates, Inc. of date September 29, 2003, revised October 28,  
2003, revised July 2, 2004 and revised July 6, 2004, and recorded in Plat Book 123 at Page 42 in the  
Office of the Clerk of Court for Greenwood County. Reference is made to the aforesaid plat for a  
more full and accurate description.

This property is subject to Declaration of Covenants, Conditions, Restrictions and Easements as  
imposed upon Terrapin Pointe Subdivision of date October 30, 2003, and entered for record in the  
Office of the Clerk of Court for Greenwood County in Deed Book 811, at Page 220. This property  
is also subject to Supplemental Restrictions as entered for record in the Office of the Clerk of Court  
for Greenwood County. This property is also subject to By-Laws, and any amendments thereto, as  
adopted by the Board of Directors.

This property is subject to the rights-of-way for roads, streets and utilities as shown on the aforesaid  
plat.

This is a portion of the property conveyed to Greenville Timberline SC, LLC by deed of J & B  
Investments of date September 12, 2003, and entered for record in the Office of the Clerk of Court  
for Greenwood County in Deed Book 803, at Page 208.

Address of Grantee:

1125 Pin Oak Ct.  
Cumming, GA 30041

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.

11515 Bk:869 Pg:43

WITNESS the grantor's(s') hand(s) and seal(s) this 20 day of August, 2004.

SIGNED sealed and delivered  
in the Presence of:

GREENVILLE TIMBERLINE SC, LLC

Angela M. Hillebrand  
Pam Turner

By: Robert W. Richburg  
Robert W. Richburg  
Its: Regional President

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

PROBATE

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 20  
day of August, 2004.

Pam Turner  
Notary Public for South Carolina

Angela M. Hillebrand

My Commission Expires: 07/28/05

STATE OF SOUTH CAROLINA )

COUNTY OF GREENWOOD )

AFFIDAVIT

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

1. Property located at Lot 7 Terrapin Pointe Subdivision bearing Greenwood County Tax Map Number \_\_\_\_\_, was transferred by Greenville Timberline SC, LLC to Ralph N. Hurley and Dawn M. Hurley on **August 20, 2004**

The Transaction was (Check one):

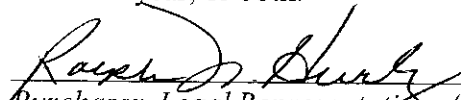
XX an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$ 47,610.00

\_\_\_\_\_ **NOT** an arm's length real property transaction and the fair market value of the property is \$ \_\_\_\_\_\*.

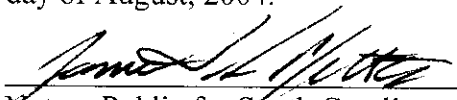
The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10 et. seq. because the deed is (See back of affidavit.):

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: \_\_\_\_\_.

I further 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.

  
Purchaser, Legal Representative of the Purchaser, or  
other Responsible Person Connected with the  
Transaction

**SWORN** to before me this 20th  
day of August, 2004.

  
Notary Public for South Carolina

My Commission Expires: 23 September 2012

\* The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a result of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.