7815-491-795

Deliver To: BP

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

TITLE TO REAL ESTATE

000010371
RECORDED 09/13/2005 03:16:52PM
Bk:00930 Pg:00254 Pages:3
Fee:10.00 State:526.50
County:222.75 Exempt:_____
Ingram Moon, Clerk of Court
Greenwood County, SC

10371 Bk:930 Pg:254

KNOW ALL MEN BY THESE PRESENTS, that *PATRIOT PLANTATION LAND CO, LLC,* for and in consideration of TEN AND NO/100 ($10.00) DOLLARS AND OTHER CONSIDERATIONS, 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 ***RUSTY L. ALMON AND RUTH N. ALMON***, 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. 64, Phase I, of Patriot Plantation as shown on the plat prepared by Davis and Floyd Engineering Co., Inc. dated February 26, 2003, recorded in the Plat Book 119 at Page 64 in the Office of the Clerk of Court for Greenwood County. Said plat was revised on October 16, 2003, last revised September 8, 2004 and entered for record in Plat Book 123 at Page 107 in the Office of the Clerk of Court for Greenwood County. Reference is made to the aforesaid plats for a more full and accurate description.

This property is subject to Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Patriot Plantation of date March 27, 2003 and entered for record in the Office of the Clerk of Court for Greenwood County in Deed Book 776, at Page 245.

This is a portion of the same identical property conveyed to Patriot Plantation Land Co, LLC by deed of Greenwood Development Corporation dated September 12, 2002, and recorded in Deed Book 747 at Page 72 in the Office of the Clerk of Court for Greenwood County.

Address of Grantee: 620 Sycamore Ridge Drive
Decatur, Georgia 30030

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

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 6th day of September, 2005.

SIGNED sealed and delivered
in the Presence of:

PATRIOT PLANTATION LAND CO, LLC

By: _____
Its: Agent

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 6th
day of September, 2005.

_____
Notary Public for South Carolina

My Commission Expires: 7/25/15

STATE OF SOUTH CAROLINA)
) AFFIDAVIT
COUNTY OF GREENWOOD)

10371 Bk:930 Pg:256

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

1. Property located at ***Lot #64 Phase I Patriot's Plantation*** bearing ***Greenwood*** County Tax Map Number _____, was transferred by Patriot Plantation Land Company, LLC to Rusty L. Almon and Ruth N. Almon on ***September 6, 2005***

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 $ ***202,500.00***

_____ **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 6th day of September, 2005.

_____
Notary Public for South Carolina
My Commission Expires: 7/25/15

* 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.