6856-003-571

201200005432
ROGERS TOWNSEND & THOMAS PC
PO BOX 100200
COLUMBIA SC 29202-9250

201200005432 EXEMPT
INGRAM MOON
COUNTY CLERK
GREENWOOD COUNTY SC
07-27-2012 03:36 pm.
REC FEE: 10.00

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

FORECLOSURE
SPECIAL REFEREE DEED

Instrument 201200005432 Book 1320 Page 192

1167/-1927

TO ALL TO WHOM THESE PRESENTS SHALL COME OR BE MADE KNOWN:

Or whom the same may in anywise concern, Curtis G. Clark, Special Referee for the County and State aforesaid SEND GREETING:

WHEREAS, JPMorgan Chase Bank, National Association, on or about September 24, 2010, did exhibit its complaint in the Court of Common Pleas in the County and State aforesaid, Case No. 10-CP-24-1251, against Corrine Patterson; the heirs of Corrine Patterson: Larry Patterson, John Doe and Richard Roe.

And the Cause, being at issue before Curtis G. Clark, Special Referee, came on to be heard on June 8, 2012, when the said Curtis G. Clark, after a full hearing thereof, and mature deliberation in the Premises, Did Order, Adjudge and Decree that the premises hereinafter mentioned and described should be sold at public auction on the terms and for the purposes mentioned in said Decretal Order, as by reference thereto, on file in the said Court will appear; and after having duly advertised the said premises for sale by Public outcry, on July 2, 2012. I, the said Curtis G. Clark did then, openly and publicly, and according to the custom of auction, sell and dispose of the said premises below described, unto JPMorgan Chase Bank, National Association for $70,000.00 who thereafter assigned its bid unto the below named Grantee for $ 70,000.00 being, at that price, the highest bidder for the same.

NOW, KNOW ALL MEN, That I, the said Special Referee in consideration of the premises, and also in consideration of the sum of $70,000.00 paid me by the below-named Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents, do grant, bargain, sell and release unto the below named Grantee, its successors and assigns:

Federal National Mortgage Association
P. O. Box 650043
Dallas, TX 75265-0043

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the City of Greenwood, County of Greenwood, State of South Carolina, known and designated as portions of Lots Nos. 24 and 25 of Block A, of Green Acres Subdivision, on plat thereof prepared by W.L. Hearner, Jr., RLS, dated July 25, 1964 and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 33 at Page 68. According to said plat, the property herein conveyed is bounded and measures as follows: On the Northeast by Cokesbury Street, fronting and measuring thereon 104.00 feet; on the Southeast by an unopened 30 foot wide street, measuring thereon 199.88 feet; on the Southwest by the remaining portions of Lot Nos. 24 and 25 of Green Acres Subdivision, measuring thereon 82.00 feet; and on the Northwest by Lot No. 26 of Green Acres Subdivision, measuring thereon 168.69 feet.

This being the same property conveyed to Willie Mae Hill and Corrine Patterson by deed of Charles H. Halsey and Hattie A. Halsey, dated October 30, 1989 and recorded October 30, 1989 in Book 343 at Page 134; subsequently, Willie Mae Hill died September 29, 1993, leaving her interest in the subject property to Corrine Patterson, as is more fully preserved in the Probate records for Greenwood County in Case No. 96-ES-2400-232; also by Deed of Distribution dated June 18, 1996 and recorded June 27, 1996 in Book 454 at Page 134; subsequently, Corrine Patterson died June 7, 2010, leaving the subject property to her heirs or devisees, namely, Larry Patterson.

TMS# 6856003571

TOGETHER with all and singular the rights, members, hereditaments and appurtenances whatsoever, to the said premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, possession, property, benefit, claim and demand whatsoever, both at law and in equity, of the said Corrine Patterson; the heirs of Corrine Patterson: Larry Patterson, John Doe and Richard Roe and of all the parties to the said suit and of all other persons rightfully claiming or to claim the same, or any part thereof, by, from or under them, or either of them.

Subject to assessments, taxes, easements, conditions and restrictions of record and otherwise affecting the property.

TO HAVE AND TO HOLD, the said premises with its hereditaments, privileges and appurtenances unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, I, the said Curtis G. Clark under and by virtue of the said Decree, have hereunto set my Hand and Seal at Greenwood, South Carolina this 19th day of July, 2012

Curtis G. Clark

Curtis G. Clark
Special Referee for Greenwood County

Sealed and Delivered in
the Presence of:

Katherine Clark

Julie Kate Womack

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

ACKNOWLEDGMENT
S.C. Code §30-5-30

I, Lili Kate Womack, a Notary Public for the State of South Carolina, do hereby certify that Curtis G. Clark, Special Referee for Greenwood County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS our hands and seals on this 19th day of July, 2012.

Lili Kate Womack
Notary Public for South Carolina
My commission expires: 3/25/2019

Index by: Curtis G. Clark, Special Referee for Greenwood County

Titleholders(s) at filing of Lis Pendens: Corrine Patterson; the heirs of Corrine Patterson: Larry Patterson, John Doe and Richard Roe

Prepared by:

Rogers Townsend & Thomas, PC (jms/011671-01927)
P.O. Box 100200
Columbia, SC 29202-3200

Instrument # 201200005432 Book Page 1320 195

STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON

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 705 Cokesbury Street, Greenwood, SC 29649, bearing Greenwood County Tax Map Number 6856003571, was transferred by Curtis G. Clark, Special Referee to Federal National Mortgage Association on July 19, 2012.

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) #3 exempt from the deed recording fee because (See Information section of affidavit);
#3. Otherwise exempted under the laws and Constitution of this State or of the United States.
(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 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 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: Attorney for the plaintiff in the foreclosure action Case No. 10-CP-24-1251.

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.

Jaclynn B. Goings
Responsible Person Connected with the Transaction

Jaclynn B. Goings
Print or type the above name here

SWORN to before me this 25th day of July year of 2012

Judy M. Banks
Notary Public for South Carolina
My Commission Expires: October 22, 2013
(011671-01927)

JUDY M. BANKS NOTARY PUBLIC Exp. October 22, 2013 SOUTH CAROLINA

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'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 between a corporation, 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: *Section 12-24-40*

(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 constitutes a contract for the 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 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 12-6-4(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; and,

(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under 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 executed 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 of the original purchases 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.