

201200007342
WILLIAM R THOMSON
PO BOX 428
BELTON SC 29627

201200007342 EXEMPT
INGRAM MOON
COUNTY CLERK
GREENWOOD COUNTY SC
10-08-2012 02:41 PM
REC FEE: 10.00

This deed was prepared by:
Rogers Townsend & Thomas, PC
220 Executive Center Drive
Columbia, SC 29210

Instrument Book Page
201200007342 1330 59

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD) SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA A/K/A FANNIE MAE** (hereinafter called "Grantor"), for and in consideration of the sum of Twenty-Four Thousand Nine Hundred and 00/100 Dollars (\$24,900.00) to the Grantor in hand paid at and before the sealing of these presents by **ANDREWS PROGRESSIVE PROPERTIES LLC** (hereinafter called "Grantee") in the State aforesaid, (the receipt of which is hereby acknowledged), subject to all easements and restrictions of record and otherwise affecting the property, has granted, bargained, sold and released, and by the Presents does grant, bargain, sell and release, unto the Grantee, his heirs, successors and assigns, the following described property: 6856-003-571

SEE EXHIBIT "A" ATTACHED HERETO

This being the same property conveyed to the Grantor herein by deed of Curtis G. Clark as Special Referee for the County of Greenwood, State of South Carolina, dated July 19, 2012 and recorded July 27, 2012 in Deed Book 1320 at Page 192 in the Office of the Greenwood County Clerk Of Court.

Grantee's address: 5885 Hwy 184 East, Donalds, SC 29638

TMS# 6856003571

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

File No: 014610 - 04373

EXHIBIT "A"

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 LOT NOS. 24 AND 25 OF BLOCK A, GREEN ACRES SUBDIVISION, ON PLAT THEREOF PREPARED BY W. L. HEANER, 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. REFERENCE BEING MADE TO SAID PLAT FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF. ALL MEASUREMENTS BEING A LITTLE MORE OR LESS.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for the sales price of greater than Twenty-Nine Thousand Eight Hundred Eighty Dollars and No Cents (\$29,880.00) for a period of THREE (03) months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than Twenty-Nine Thousand Eight Hundred Eighty Dollars and No Cents (\$29,880.00) for a period of THREE (03) months from the date of this deed. These restrictions shall run with the land and are not personal to Grantee.

This restriction shall terminate immediately upon conveyance to any foreclosure sale related to a Mortgage or Deed of Trust.

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

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, his Heirs, Successors and Assigns forever.

And the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the premises unto the Grantee, His Heirs and Assigns against itself and its successors and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, to all Grantor's right, title and interest thereto during its period of ownership of this property which was obtained as a result of that certain mortgage foreclosure action entitled "JPMorgan Chase Bank, National Association vs. Corrine Patterson; the heirs of Corrine Patterson: Larry Patterson, John Doe and Richard Roe, et al.".

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 its hand and seal.

Date: 10/1/12

Signed, Sealed and Delivered
In the Presence of:

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ORGANIZED AND
EXISTING UNDER THE LAWS OF THE
UNITED STATES OF AMERICA A/K/A
FANNIE MAE BY: Rogers Townsend &
Thomas, PC as its Attorney in Fact

By: [Signature]
Rex Casterline
Its: Authorized Signatory

[Signature]
Witness 1

[Signature]
Witness 2

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)

ACKNOWLEDGMENT
S.C. §30-5-30
(EFFECTIVE JANUARY 1, 1995)

I, a Notary Public for the State of South Carolina do hereby certify that
Rex Casterline, the duly authorized signatory of Rogers Townsend &
Thomas, PC, Attorney in Fact for Federal National Mortgage Association, personally appeared
before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 1st day of Oct, 2012

[Signature]
Notary Public for the State of South Carolina

My Commission Expires: 9-22-14

STATE OF SOUTH CAROLINA)

AFFIDAVIT

COUNTY OF LEXINGTON)

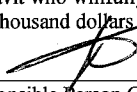
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located in Greenwood County, bearing tax map number 6856003571 was transferred by Federal National Mortgage Association Organized and Existing Under the Laws of the United States of America a/k/a Fannie Mae to Andrews Progressive Properties LLC by deed dated 10/1, 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) ☒ exempt from the deed recording fee because pursuant to exemption number 3 of the South Carolina Code Section 12-24-40.
(If exempt, please skip items 4-7, and go to item 8 of this affidavit)
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: \$0.00
 - (b) Place the amount listed in item 5 above here: \$
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$0.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:

\$0.00.

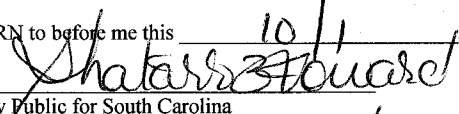
As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor's Attorney.

8. 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

Cynthia ~~Ann~~ **Carterline**

SWORN to before me this 10/1, 2012


Notary Public for South Carolina

My Commission Expires: 9-22-14

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.