Prepared by: Tinsley & Adams, LLP
418 Main Street, P. O. Box 1506
Greenwood, SC 29648

201300001626
TINSLEY & ADAMS
PO BOX 1506
GREENWOOD SC 29648-1506

201300001626 EXEMPT
ANGELA WOODHURST
COUNTY CLERK
GREENWOOD COUNTY SC
03-06-2013 03:39 pm.
REC FEE: 13.00

TITLE NOT EXAMINED

Instrument 201300001626 Book 1349 Page 225

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

DEED
Individual

KNOW ALL MEN BY THESE PRESENTS, that **Richard Z. Trammell By Cynthia K. Trammell, his Attorney in Fact** (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and LOVE AND AFFECTION, to the Grantor in hand paid at and before the sealing of these presents by **Palmetto Crossing Construction LLC** (hereinafter called "Grantee") the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Grantee, his heirs, successors and assigns:

SEE PROPERTY DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Grantee's Mailing Address: 2105 Woodlawn Road, Greenwood, SC 29649

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

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

TO HAVE AND TO HOLD, all and Singular the said Premises before mentioned unto the said Grantee, his Heirs, Successors and Assigns forever.

And the Grantor does hereby bind himself and his heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, his Heirs, Successors and Assigns against him and his heirs, successors and assigns, and any person whomsoever lawfully claiming, or to claim the same, or any part thereof.

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 his hand and seal.

DATE: February 26, 2013

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Paige P. Gregg
Witness #1

Witness #2

Cynthia K. Trammell
Richard Z. Trammell

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENWOOD

PERSONALLY appeared before me the undersigned witness who, being first duly sworn, says that (s)he saw the within-named Grantor sign, seal, and deliver the within Deed; and that (s)he with the other witness whose signature appears above, witnessed the execution thereof.

Paige P. Gregg
Witness #1

Sworn to before me February 26, 2013

NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 8/30/22

Parcel 1
Tax Map Number: 6879-999-017
All that certain piece, parcel or tract of land situate, lying and being in the County of Greenwood, State of South Carolina, being shown and designated on a plat for Planter's Row at Palmetto Crossing, Phase One Developed by lake Greenwood Developers, LLC and shown as Lot No. 30 containing 0.09 acres on plat of survey prepared by Eugene M. Adams, dated August 1, 2005 and revised February 6, 2006 and recorded in the OCC for Greenwood County in Plat book 128, at Page 81. According to said plat, the within Lot No. 30 fronts on Indigo Way and is bounded as follows: on the northeast by common area of Planter's Row at Palmetto Crossing; on the Southeast by Lot No. 29; on the southwest by Indigo Way; and on the northwest by Lot No. 31. Reference is hereby made to the aforesaid plat for a more full and accurate description.

This is the identical property conveyed to Richard Z. Trammell by Deed of The Trust under the Will of William Faulkner, Jr. by Linda Parsons, Trustee, dated April 21, 1971, and recorded in the office of the Clerk of Court for Greenwood County.

Parcel II
ALSO: Tax Map Number 6889-023-004
All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenwood, State of South Carolina, being shown and designated on plat for Planter's Row at Palmetto Crossing, Phase One, Developed by Lake Greenwood Developers, LLC, and shown as Lot 14 containing 0.10 acres on plat of survey prepared by Eugene M. Adams, R. L. S. dated March 16, 2006 and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 130 at page 21. According to said plat, the within Lot 14 fronts Indigo Way and is bounded as follows: On the north by Indigo Way; on the east by Lot 15 of Planter's Row at Palmetto Crossing; on the south by property now or formerly of Ellison; and on the west by Lot 13 of Planter's Row at Palmetto Crossing. Reference is made to the aforesaid plat of survey for courses, distances, metes and bounds

Also included in the within conveyance is a non-exclusive 30' right of way for access, ingress and egress to Indigo Way to and from the above described property from Lakeshore Drive.

This is the identical property conveyed to Richard Z. Trammell by Deed of First Citizens Bank and Trust Company, Inc. dated December 14, 2010 and recorded in the Office of the Clerk of Court for Greenwood County.

Parcel III
ALSO: Tax Map Number 6889-015-073
All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenwood, State of South Carolina, being shown and designated as Lot No. 45 of Phase II Planter's Row at Palmetto Crossing, as shown on plat of survey prepared by Eugene M. Adams, SC Registered Land Surveyor, dated March 16, 2006 and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 130 at page 21 which said plat is incorporated herein by reference. According to said plat the within Lot 45 contains 0.21 acres and fronts on Indigo Way, and is bounded as follows: On the North by Lot 46; on the east by Lake Greenwood; on

the south by Lot No. 44; and on the west by Indigo Way. Reference is made to the aforesaid plat of survey for courses, distances, metes and bounds.

This is the identical property conveyed to Richard Z. Trammell by Deed of Queensborough National Bank and Trust dated December 3, 2010 and recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 1238 at page 236.

Parcel IV
ALSO: Tax Map Numbers: 6879-972-019; 6879-985-010; 6879-988-008; 6879-991-006; 6879-995-003; 6888-004-998; 6888-008-999; 6889-012-000; 6889-016-001; 6889-020-003; 6889-027-005; 6879-989-027; 6879-992-032; 6879-993-035; 6879-994-039; 6879-995-043; 6879-997-048; 6879-999-052; 6889-001-055; 6889-004-062; 6889-008-083.
All those certain pieces, parcels or tracts of land, situate, lying and being in the County of Greenwood, State of South Carolina, being shown and designated on a plat for Planter's Row at Palmetto Crossing, Phase One, Developed by Lake Greenwood Developers, LLC, and shown as Lots 1, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 33, 34, 35, 36, 37, 38, 39, 40, 42, and 47 on that certain plat of survey prepared by Eugene M. Adams, R. L. S. dated March 16, 2006 and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 130 at page 21. Reference is made to the aforesaid plat of survey for courses, distances, metes and bounds.

This is the identical property conveyed to Richard Z. Trammell by Deed of Fifth Third Bank dated October 22, 2010 and recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 1233 at page 41.

Parcel V
ALSO: Tax Map Number ~~6870-891-062~~ 6879-891-062
All those certain pieces, parcels or tracts of land, with the improvements thereon, situate, lying and being near Cothrans Bridge at Lake Greenwood, County of Greenwood, State of South Carolina, located on U. S. Highway 221 (S.C. Highway 72), and being shown and designated as Tracts A, B, and C on a plat thereof prepared by Hearst Coleman and Associates, dated April 19, 1974, and recorded in Plat Book 23, at Page 17 in the office of the Clerk of Court for Greenwood County. According to the aforesaid plat, which is incorporated herein by reference, Tract A contains One and 86/100 (1.86) acres, less the below-described Fifty-three one-hundredths (.53) acre tract for a remainder of One and 33/100 (1.33) acres, more or less; Tract B contains One and 28/100 (1.28) acres, more or less, and Tract C contains Twenty-nine one-hundredths (0.29) acres, more or less, for a total area of Two and 90/100 (2.90) acres, more or less. When taken together the three tracts are bounded on the south by U. S. Highway 221 (S.C. Highway 72); is bounded on the southwest by an eighteen (18) foot dirt road; is bounded on the west and northwest by property now or formerly of Fuller; is bounded on the north by property of parties unknown; and is bounded on the east by property now or formerly of Owings and the below described lot.

LESS: All that certain piece, parcel or lot of land, with the improvements thereon, situate lying and being near Cothran's Bridge at Lake Greenwood, County of Greenwood, State of South Carolina, being shown and designated on a plat prepared for Keith A. Kobe by John H. Welborn and Company, dated January 20, 1983, and recorded in Plat Book 39, at Page 155 in the Office of the Clerk of Court for Greenwood County. Said lot is a portion of Tract A as shown in Plat Book 23 at

Page 17 in the office of the Clerk of Court for Greenwood County; and bounded on the south by U. S. Highway 221 (S.C. Highway 72) for a distance of One hundred four and 66/100 (104.66) feet; is bounded on the east by property formerly of Owings, now Fredrick Pozniak for a distance of Two hundred nineteen and no/100 (219) feet; is bounded on the north, or rear, by a portion of Tract A for a distance of One hundred four and 62/100 (104.62) feet; and is bounded on the west by the remainder of Tract A for a distance of Two hundred twenty-one and 85/100 (221.85) feet. This being the identical property conveyed unto Chris W. Kobe and Donna M. Kindred by deed of Keith A. Kobe recorded September 12, 1983, in Deed Book 295, at Page 902 in the Office of the Clerk of Court for Greenwood County.

Tracts A, B, and C having been conveyed unto Keith A. Kobe by deed of Peggy Ann Bridges, formerly Peggy Ann Wilson, dated March 15, 1985, and recorded in Deed Book 292, at Page 144 in the Office of the Clerk of Court for Greenwood County. Keith A. Kobe thereafter conveyed an undivided one-half interest in the subject property unto Janice K. Kobe by Deed recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 405 at page 230.

Parcel VI
ALSO: All that lot or parcel of land situate, lying and being near Lake Greenwood, and near the Calhoun Highway, but not adjoining said highway, in Greenwood County, State of South Carolina, said lot contains 2.9 acres, and is more fully shown, according to plat thereof by Thomas C. Anderson, Surveyor, dated June 2, 1962, which by reference is made a part hereof. Said lot is located near an unpaved road and access is given by a driveway 16 feet wide as formerly of Mrs. Fannie Hembree and lands of the Allens; on the west by lot of Marion Fuller; and on the north by lot belonging to Owings. Also conveyed hereby is a strip of land 16 feet wide between the property of Mrs. Hembree and the lot of Marion Fuller as a driveway giving access to the lot of land herein described. Reference is made to the plat heretofore entered for record in Plat Book 12 at page 225 in the Office of the Clerk of Court for Greenwood County.

Parcel VII
ALSO: All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being on U.S. Highway 221 (S.C. Highway 72) near Cothrans Bridge at Lake Greenwood, County of Greenwood, State of South Carolina, containing Fifty-Three One-Hundredths (53/100) of an acre, more or less, and being shown on a plat thereof prepared for Keith A. Kobe by John H. Welborn and Company, Surveyors, dated January 20, 1983, and recorded in Plat Book 39 at Page 155 in the Office of the Clerk of Court for Greenwood County. According to the aforesaid Plat, which is incorporated herein by reference, said lot fronts and is bounded on the South by U.S. Highway 221 (S.C. Highway 72) for a distance of One Hundred Four and 66/100 (104.66') feet, more or less; is bonded on the West by property of Keith A. Kobe for a distance of Two Hundred Twenty One and 85/100 (221.85') feet, more or less; is bounded on the North, or rear, by other property of Keith A. Kobe for a distance of One Hundred Four and 62/100 (104.62') feet; and is bounded on the East by property now or formerly of Frederick D. Pozniak for a distance of Two Hundred Nineteen and No/100 (219.00') feet, more or less.

This property is subject to all easements, conditions and restrictions of record; including but not limited to those easements for utilities and road rights of way

Parcel VIII

ALSO: Tax Map Number 6879-951-120 AKA 6879-891-062

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenwood, State of South Carolina, being known and designated as Lot No. 6 all as will be more particularly shown by reference to a plat thereof prepared by Paul C. Wash, Surveyor, entitled "Plat of Property Located Near Cothrans Bridge Made at the Request of Dr. Brooks Scurry", dated January 13, 1978, and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 34, at Page 40. Said Lot No. 6 fronts and measures on the centerline of a twenty foot easement to the lake and extends back therefrom along a survey line on its eastern side for a distance of 203.61 feet and on its western side for a distance of 272 feet, is 190.33 feet along a survey line wide in the rear and is bounded as follows: On the South by said twenty foot easement; on the West by Lot No. 5 of said Subdivision; on the North and East by the 440 foot contour line of Lake Greenwood.

This property is subject to the Protective Covenants, Conditions and Restrictions, imposed upon said property by J. B. Construction Company, Inc., dated March 21, 1980 and recorded in the Office of the Clerk of Court for Greenwood County.

Parcel IX

AKA 6879-891-062

ALSO: Tax Map Numbers: 6879-928-055; 6879-917-074; 6879-911-098; 6879-923-109; 6879-934-109-6879-944-093

All those certain lots of parcels of land situate, lying and being in the County of Greenwood, State of South Carolina, located near Cothrans Bridge on Lake Greenwood, being located on the Northern side of U. S. Highway No. 72, being shown and designated as Lots 1, 2, 3, 4, 5, and 7 on plat of "Property located near Cothrans Bridge made at the Request of Dr. Brooks Scurry", prepared by Paul C. Wash, RLS, dated January 13, 1978, revised May 17, 1978, further revised on August 23, 1978, which said plat of survey is recorded in Plat Book 34 at Page 40, in the Office of the Clerk of Court for Greenwood County and which is incorporated herein by reference. According to said plat Lot No. 1 contains .92 acres, more or less; Lot No. 2 contains .92 acres, more or less; Lot No.3 contains 1.00 acres, more or less, Lot No. 4 contains 1.00 acres, more or less; Lot No. 5 contains 1.05 acres, more or less; and Lot No. 7 contains 1.51 acres, more or less.

Also included in the within conveyance is all of the Grantor's rights, title and interest in and to the temporary fifty foot easement and the proposed road which will more fully appear by reference to the aforementioned plat, as well as the twenty foot wide easement extending to Lake Greenwood along Lot No. 6 and Lot No.7.

Lots Nos. 3, 4, 5, 6, and 7 are subject to the Declaration and Statement of Protective Covenants, Conditions and restrictions imposed upon these lots by instrument, dated March 21, 1980 and recorded in Deed Book 275, at Page 644, in the Office of the Clerk of Court for Greenwood County, as well as to existing easements and rights of way for streets, roads and utilities, including but not limited to right of way for U. S. highway No. 72 rights of drainage and flowage and the easements hereinabove referred to, as well as the rights of Greenwood County, or other governmental authority or utility in and to the high water mark of Lake Greenwood.

Also included in the within conveyance is a non exclusive easement over the temporary fifty foot easement and the proposed road which will more fully appear by reference to the aforementioned plat, as well as the twenty foot wide easement extending to Lake Greenwood along Lot No. 6 and Lot No. 7.

Parcels V, VI, VII, VIII, and IX are the identical property conveyed to Richard Z. Trammell by Deed of Wm. Thurmond Bishop as Special Referee for Greenwood County dated June 14, 2012 and recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 1314 at page 285.

Parcel X
ALSO: Tax Map Number 6855-244-108
All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenwood, State of South Carolina, shown and designated as Parcel "D" on Plat showing Property South of the City of Greenwood as Surveyed at the Request of Abney Mills", prepared by W. E. Gilbert and Associates, Inc., Engineers, dated April 3, 1980, last revised January 13, 1981, and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 15, at Page 121. The said Parcel "D" contains 10.27 acres, and is more particularly described as follows: BEGINNING AT A POINT located on the northern corner of the intersection of the right of way of Bond Avenue and Edgefield Street; running thence north 46° 25' east along the northwestern right-of-way line of Bond Avenue, a distance of 383.16 feet to a point; running thence north 9° 5' west along the western right of way line of 4th street a distance of 349.00 feet to a point; running thence north 8° 27' west along the western right-of-way line of 4th Street a distance of 316.24 feet to a point; running thence north 55° 29' west a distance of 71.03 feet to a point; running thence south 80° 22' west along the center line of Duke Power Transmission Line a distance of 640.24 feet to a point on the northeastern right of way line of Edgefield Street; running thence south 28° 47' 30" east along the northeastern right of way line of Edgefield Street a distance of 706.08 feet to a point; running thence south 31° 29' east along the northeastern right of way line of Edgefield Street a distance of 98.45 feet to a point; running thence south 36° 43' east along the northeastern right of way line of Edgefield Street a distance of 98.11 feet to a point; running thence south 41° 11' east along the northeastern right-of-way line of Edgefield Street a distance of 97.29 feet to the POINT OF BEGINNING.

This is the identical property conveyed to Richard Zachary Trammell by Deed of Herbert R. Anderson dated July 22, 1982 and recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 288 at page 616.

STATE OF SOUTH CAROLINA)

COUNTY OF GREENWOOD) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 Various parcels, Greenwood, SC 29649 bearing GREENWOOD County Tax Map Number ___________ was transferred by Richard Z. Trammell and to Palmetto Crossing Construction LLC and on February _____, 2013

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) __X____ Exempt from the deed recording fee because (See information section of affidavit):

____

(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 -0-

(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-
(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	-0-

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 a misdemeanor, and upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Cynthia K. Trammell
Responsible Person Connected with the Transaction

Sworn to before me February _____, 2013

____
Notary Public for South Carolina
My Commission Expires: 8/30/2

____
Print or Type Name Here

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, the 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, a 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:

(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 constitute a contract for 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 family 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 12-6-40(A);

(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new 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;

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