

After Recording Mail To: Guest & Brady, LLC 1560 Wade Hampton Blvd. Greenville, SC 29609
20-3231

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Palmetto Crossing Construction LLC (hereinafter "Grantor(s)") in consideration of THIRTY THOUSAND AND 00/100ths (\$30,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold and released unto Great South Partners LLC (hereinafter "Grantee(s)") his/her/their/its successors and assignees forever, to-wit:

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the County of Greenwood, State of South Carolina, being shown and designated as Lot 7 as shown on a plat entitled Planters Row at Palmetto Crossing, Phases One and Two as recorded in the ROD Office for Greenwood County on August 22, 2006 in Plat Book 130, page 21, reference to said plat being craved for a more complete description by metes and bounds.

This a portion of the property conveyed to Palmetto Crossing Construction LLC by deed of Richard Z. Trammell, dated March 6, 2013, recorded March 6, 2013 in Deed Book 1349, at Page 225, in the Register of Deeds Office for Greenwood, South Carolina.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record on the premises, or on the recorded plats, which affect the property hereinabove described.

TMS No. 6879-991-006
Property Address: 203 Indigo Way, Greenwood, SC 29649
Grantee Address: 2917 Fork Shoals Road Simpsonville, SC 29680

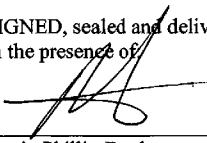
TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises mentioned unto the grantee(s), and 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 the same or any part thereof.

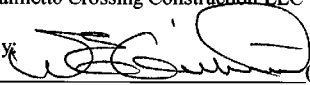
WITNESS the Grantor(s) hand(s) and seal(s) this 14th day of January, 2020.

SIGNED, sealed and delivered
In the presence of


Kevin Phillip Brady

Palmetto Crossing Construction LLC

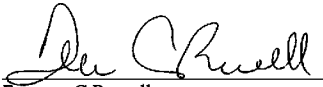
By

 (SEAL)

By: Palmetto Crossing Development, Inc.

Its Member and Authorized Signor

By: William E. Gilbert, President


Frances C Powell

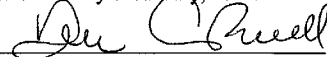
State of South Carolina)

County of Greenville)

ACKNOWLEDGMENT

I, Frances C. Powell, a notary public for South Carolina, do hereby certify that the within named Grantor(s) did personally appear before me this day and acknowledge the due execution of the foregoing instrument.

Witnessed my hand and official seal
this 14th day of January, 2020.


Notary Public for South Carolina

Printed Name: Frances C. Powell

My Commission Expires: 10-24-23



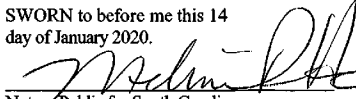
STATE OF SOUTH CAROLINA)
COUNTY of GREENWOOD)

AFFIDAVIT

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

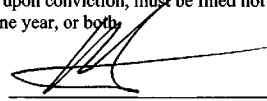
- 1) I have read the information on this affidavit and I understand such information.
- 2) The property being transferred is located at 203 Indigo Way, Greenwood, SC 29649, bearing Greenwood County Tax Map Number 6879-991-006, was transferred by Palmetto Crossing Construction LLC on January 14, 2020 to Great South Partners LLC on January 14, 2020.
- 3) Check one of the following. The deed is
 - a) X 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 (see information section of affidavit): _____ (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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 30,000.00.
 - 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 X to the following: A lien or encumbrance existed on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: 0.
- 6) The deed recording fee is computed as follows:
 - a) Place the amount listed in item 4 above here: 30,000.00
 - b) Place the amount listed in item 5 above here: 0
(If no amount is listed, place zero here)
 - c) Subtract line 6(b) from line 6(a) and place result here: 30,000.00
- 7) The deed recording fee is based on the amount listed on line 6(c) above and the deed recording fee due is: \$121.00.
- 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.

SWORN to before me this 14
day of January 2020.

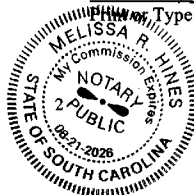

Notary Public for South Carolina

Name of Notary Melissa R. Hines

My Commission Expires: 6/21/24


Responsible Person Connected with the
Transaction

Kevin Brady
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, 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 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 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 the 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;
- 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 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.