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E-Filed for Record in
GREENWOOD COUNTY SC
CHASTITY COPELAND, COUNTY CLERK
May 13, 2026 02:09:54 PM
DEED
County: $0.00 $15.00
State: $0.00
BOOK: 1664 PGS: 2530 - 2535

Prepared by:
MP Morris Law Firm, P.A.
114 King Street
Lexington, SC 29072

STATE OF SOUTH CAROLINA COUNTY OF GREENWOOD	**QUIT CLAIM** **TITLE TO REAL ESTATE** **(No Title Exam)**

KNOW ALL MEN BY THESE PRESENTS that **Bering North LLC f/b/o WSFS as Cust. For Bering North/Firstrust Bank, a Delaware limited liability company,** hereinafter referred to as "Grantor" for and in consideration of the sum of Five and 00/100 Dollars ($5.00) to it in hand paid at and before the sealing of these presents by **BN2019 LLC, a South Carolina limited liability company,** hereinafter referred to as "Grantee", in the state aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell, convey and release unto **BN2019 LLC,** its successors and assigns forever, the following described real properties:

All that certain piece, parcel or lot of land, lying and being in the County of Greenwood, State of South Carolina, being shown and designated as Lot No. Sixty Four (64), Phase I, of Patriot Plantation as shown on the plat prepared by Davis & Floyd Engineering Co., Inc. dated February 26, 2003 recorded in Plat Book 119 at Page 64. 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

TMS: 7815-491-795

Derivation: This being the same property conveyed to Waylan T. Coppedge, III by deed of Grand Harbor Club, LLC dated October 13, 2016 and recorded in Book 1546 at Page 133. Thereafter conveyed to Bering North LLC f/b/o WSFS as Cust. For Bering North/Firstrust Bank by deed of Tonya Burton, Delinquent Tax Collector for Greenwood County dated April 9, 2026 and recorded April 15, 2026 in Book 1664 at Page 200 in the Office of the Clerk of Court for Greenwood County.

Property Address: 114 Polo Ct., Ninety Six, SC 29666

AND ALSO:

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 Office of the Register of Deeds for Greenwood County on August 22, 2026 in Plat Book 130 at page 21, reference to said plat being craved for a more complete description by metes and bounds.

TMS #: 6879-991-006

Derivation: This being the same property conveyed to Melissa Calvert by deed of Great South Partners, LLC dated November 22, 2022 and recorded in Book 1638 at Page 759. Thereafter conveyed to Bering North LLC f/b/o WSFS as Cust. For Bering North/Firstrust Bank by deed of Tonya Burton, Delinquent Tax Collector for Greenwood County dated April 9, 2026 and recorded May 4, 2026 in Book 1664 at Page 1566 in the Office of the Clerk of Court for Greenwood County.

Property Address: 203 Indigo Way, Greenwood, SC 29649

AND ALSO:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the City of Greenwood, State of South Carolina, known and designated as portions of Lot Nos. 24 and 25 Block A, Green Acres Subdivision, on a 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 30' 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 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.

TMS: 6856-003-571

Derivation: This being the same property conveyed to JJ Property Advancement, LLC, by deed of Andrews Progressive Property, LLC dated May 12, 2017 and recorded in Book 1583 at Page 105. Thereafter conveyed to Bering North LLC f/b/o WSFS as Cust. For Bering North/Firstrust Bank by deed of Tonya Burton, Delinquent Tax Collector for Greenwood County, dated April 9, 2026 and recorded May 4, 2026 in Book 1664 at Page 1559 in the Office of the Clerk of Court for Greenwood County.

Property Address: 705 Cokesbury Street, Greenwood, SC 29649

AND ALSO:

All that parcel or lot of land, in the County of Greenwood, State of South Carolina, being designated as "Nelson Sprowl" on the plat prepared by Newby & Associated dated November 13, 1985, recorded in Plat Book 47 at Page 132 in the Office if the Clerk of Court for Greenwood County. Said plat is incorporated herein by reference and made a part hereof and to which reference may be had for a more complete and accurate description. The said lot contains 4.8 acres, more or less, and is bounded as follows: North by property designated on the aforesaid plat as "Esther Spearman;" west by thirty foot easement separation this property from property designated on the aforesaid plat as "James Collier" and "Richard Sprowl;" South property designated on the aforesaid plat as "Annette Burns;" and East by property of Gladys Estelle.

TMS: 6830-906-673

Derivation: This being the same property conveyed to Nelson Sprowl by deed of John Sprowl and Mattie Mae Wright, as executors U/W of Vashti Mosely, dated May 22, 1986 and recorded in Book 315 at Page 653. Thereafter conveyed to Bering North LLC f/b/o WSFS as Cust. For Bering North/Firstrust Bank by deed of Tonya Burton, Delinquent Tax Collector for Greenwood County dated April 9, 2026 and recorded May 4, 2026 in Book 1664 at Page 1551 in the Office of the Clerk of Court for Greenwood County.

Property Address: Mosley Road, Greenwood, SC 29646

Grantee's Address: P.O Box 170301, Brooklyn, NY 11217

TOGETHER with all and singular, the Rights, Members, Hereditaments, and Appurtenances to the said premises belonging, or in anywise incident or appertaining, and subject to easements and restrictions of record.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the said Grantee, its successors and assigns forever.

WITHIN THIS INSTRUMENT, all references to the Grantor and the Grantee shall include the singular and plural, and any gender shall include all genders, including the neuter. Such words of inheritance shall be applicable as are required by the applicable gender of the Grantee and/or Grantor.

IN WITNESS WHEREOF, the undersigned Grantor, has caused these presents to be executed this 13th day of May, in the year of our Lord, Two Thousand Twenty-Six.

Bering North LLC, f/b/o WSFS as Cust. For Bering North/Firstrust Bank

By: Michael P. Morris
Its: Attorney in Fact
POA recorded in Book 1653 at Page 3369

SIGNED, SEALED AND DELIVERED in the Presence of:

Madison Inman

Elizabeth V. Morris

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

(1008-26019)

ACKNOWLEDGEMENT

The undersigned, Notary Public does hereby certify that Bering North LLC, f/b/o WSFS as Cust. For Bering North/Firstrust Bank by Michael P. Morris, Attorney in Fact, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

ELIZABETH MORRIS
My Commission Expires
NOTARY PUBLIC
June 5, 2030
STATE OF SOUTH CAROLINA

Witness my hand this 3rd day of May, 2026.

Elizabeth V. Morris
Notary Public
My commission expires: 6/30/2030

STATE OF SOUTH CAROLINA COUNTY OF GREENWOOD	AFFIDAVIT OF CONSIDERATION FOR 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 properties being transferred are located at 114 Polo Ct., Ninety Six, SC 29666; 203 Indigo Way, Greenwood, SC 29649; 705 Cokesbury Street, Greenwood, SC 29649; and Mosley Road, Greenwood, SC 29646 bearing Greenwood Tax Map Numbers 7815-491-795; 6879-991-006; 6856-003-571 and 6830-906-673 were transferred by Bering North, LLC, f/b/o WSFS as Cust. For Bering North/Firstrust Bank, a Delaware limited liability company to BN2019 LLC, a South Carolina limited liability company on May 13, 2026.

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): #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.

4. Any lien or encumbrance that existed on the land, tenement, or realty before the transfer **did not** remain on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.)

5. 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:	$0.00
(c) Subtract Line 6(b) from Line 6(a) and place result here:	$0.00

6. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **$15.00.**

7. 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 Grantor.

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

Michael P. Morris, SC Bar # 73560

SWORN TO AND SUBSCRIBED before me on
this 13th day of May, 2026.

Elizabeth V. Morris
Notary Public
My commission expires: 06/05/2030

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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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 as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as 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 the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, 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 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;

(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 pursuant to foreclosure proceeding;

(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