

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

56.70
21.45

DEED

Filed this 22nd day of May 2003
and recorded for \$ 622.00

Individual AND COGS. GREENWOOD CO. SC
TR # 37-03-01-005

KNOW ALL MEN BY THESE PRESENTS, that DONALD W. COLLINS, JOHN H. COLLINS, JR., WILLIAM C. COLLINS and JAMES M. COLLINS (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, to the Grantor in hand paid at and before the sealing of these presents by MICHAEL R. KOON and SHANNON A. KOON (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:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Ware Shoals, in the County of Greenwood, State of South Carolina, and being more particularly described as Lot 55, Section 1 as shown on a plat entitled Section No. 1 of a Subdivision of the Residential Properties of Riegel Textile Corporation (Ware Shoals Division) in Greenwood County, South Carolina, made by Pickell & Pickell, Engineers, Greenville, S. C., April 1952 and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book No. 6, at Pages 22-29, inclusive. According to said plat the within described lot fronts 104 feet on South Riegel Street.

This conveyance is made subject to the Declaration and Statement of Protective Covenants, Restrictions, and Conditions of a Subdivision of The Residential Properties of Riegel Textile Corporation (Ware Shoals Division) in the Community of Ware Shoals, Greenwood County, South Carolina, recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 93, at Page 265, et seq. which shall run with the land and be binding upon the grantee(s) herein, their heirs and assigns, such Declaration being incorporated herein by reference and made a part hereof.

This is the identical property conveyed to John H. Collins and Teresa J. Collins by deed of Riegel Textile Corporation recorded June 10, 1952, in Deed Book 97, at Page 232. The said John H. Collins died testate in 1983 and devised his interest in the subject property unto Teresa J. Collins, all of which will more fully appear by reference to Deed of Distribution recorded in Deed Book 297, at Page 231. The said Teresa J. Collins died testate on November 22, 1998, and devised the subject property unto Donald W. Collins, John H. Collins, Jr., William C. Collins and James M. Collins, all of which will more fully appear by reference to Deed of Distribution recorded October 10, 1999, in Deed Book 594, at Page 261, and by reference to File 99ES2400007 in the Probate Court for Greenwood County.

BmBot

Grantee's Mailing Address:

1703 MORGAN RD.
HODGES, SC 29653

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: 19TH DAY OF MAY, 2000

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Charles Small
Witness #1

W.D. Tinsley Jr
Witness #2

Donald W. Collins
DONALD W. COLLINS

John H. Collins Jr
JOHN H. COLLINS, JR.

William C. Collins
WILLIAM C. COLLINS

James M. Collins
JAMES M. COLLINS

STATE OF SOUTH CAROLINA

COUNTY OF GREENWOOD

PROBATE

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

Charles Small
Witness #1

Sworn to before me this 19TH
Day of MAY, 2000.

W.D. Tinsley Jr
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 7-8-2004

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Deed prepared by Burns, McDonald,
Bradford, Patrick and Tinsley, L.L.P.

STATE OF SOUTH CAROLINA
COUNTY OF GREENWOOD

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DONALD W. COLLINS
JOHN H. COLLINS, JR.
WILLIAM C. COLLINS AND
JAMES M. COLLINS
GRANTOR

TO

MICHAEL R. KOON
SHANNON A. KOON
GRANTEE

DEED
(INDIVIDUAL)

=====

Filed this 22 day of May, 2000
at 6 o'clock P. M.
and recorded in Deed Book 6-22
at page 125

John H. Collins Jr
RMC / CLERK OF COURT
GREENWOOD COUNTY, SC

Recorded this _____ day of _____, 2000.
in Page _____
Auditor _____ County _____

STATE OF SOUTH CAROLINA
COUNTY OF GREENWOOD

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

1. Property located at, 25 S. RIEGEL STREET bearing GREENWOOD County Tax Map Number was transferred by DONALD W. COLLINS (and) JOHN H. COLLINS, JR. (and) WILLIAM C. COLLINS (and) JAMES M. COLLINS TO MICHAEL R. KOON (and) SHANNON A. KOON on 05/19/00.

The transaction was (check one):

an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was ~~\$20,000.00~~ 19,200.00
 not an arm's length real property transaction and the fair market value of the property is \$ _____

The above transaction is exempt, or partially exempt, from the recording fee as set forth in S. C. Code Ann. Section 12-24-10, et. seq., because the deed is _____

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

I further 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 \$1,000 or imprisoned not more than one year, or both.

SWORN TO BEFORE ME THIS 19TH
DAY OF MAY, 2000.

Michael R. Koon
Purchaser, Legal Representative of the Purchaser,
or other Responsible Person
Connected with the Transaction

W.D. Traylor, Jr.
Notary Public for South Carolina
My Commission Expires: 7-8-2004

*The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a result of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

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EXEMPTIONS

Exempted are Deeds:

- (1) transferring realty to the federal government;
- (2) transferring realty to the State, its agencies and departments, and its political subdivisions, including school districts;
- (3) otherwise exempted under the laws and Constitution of the United States or the laws or Constitution of South Carolina;
- (4) transferring realty whereby no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A) of the South Carolina Code of Laws. This exemption will exempt transfers to a spouse and most transfers that are the result of a divorce;
- (5) transferring realty from an agent to the agent's principal in which the realty was purchased with the funds of the principal;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39 of the South Carolina Code of Laws;
- (7) transferring realty to a member of the family or to a family trust or to a family partnership. "Family" means spouse, parents, sisters, brothers, grandparents, grandchildren and lineal descendants. a "family trust" is a trust whose beneficiaries are all members of the family of the transferor. A "family partnership" is a partnership whose partners are all members of the family of the transferor;
- (8) transferring realty to a legal heir or devisee;
- (9) that constitute a contract for the sale of timber to be cut;
- (10) transferring realty from an individual to a partnership, limited liability company, or corporation upon the formation of the entity if the individual is transferring the realty in order to become a partner, member, or shareholder in the entity. All other transfers of realty to or from the partnership, limited liability company, or corporation, not otherwise exempt, are subject to the fee;
- (11) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (12) transferring realty between a parent corporation and its subsidiary corporation, provided that no consideration of any kind is paid or to be paid for the transfer;
- (13) transferring realty to a nonprofit corporation organized and operated exclusively for either a religious, scientific, charitable, or educational purpose, and provided no consideration of any kind is paid or to be paid for the transfer;
- (14) 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; or,
- (15) transferring realty from an individual to a partnership or limited liability company of which the individual is a partner or a member, provided that the transfer is subject to the fee to the extent that the transfer is a transfer of an undivided interest in the realty to partners or members other than the transferor. The determination as to the portion of the realty's value upon which the fee must be paid must be based on the percentage interest in the partnership or limited liability company of the partners or members other than the transferor.

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