

PRACHT & BACOT
Attorneys at Law
332 Main Street, Suite 402
Greenwood, South Carolina 29646

3620 Bk:666 Pg:80

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

TITLE TO REAL ESTATE

Deliver To: PRACHT & BACOT

KNOW ALL MEN BY THESE PRESENTS, that **GERALD M. JENNINGS**, in the State aforesaid for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other considerations the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto **ROBERT H. JENNINGS, SR. AND KATHRYN O. JENNINGS** for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion, the following described land, lying and being in the County of Greenwood, State of South Carolina, to-wit:

PARCEL ONE -- 15 East Main Street: 36-11-03-019

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the Town of Ware Shoals, in the County of Greenwood, State of South Carolina, being shown as Lot 512, of Section 3, on plat by Pickell & Pickell, Engineers, April, 1952, and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 6, at Pages 22-19, which plat by reference is made a part hereof for a more complete description by metes, courses, distances and bounds. The said lot is also known as 15 East Main Street, and fronts thereon for a distance of 53 feet.

DERIVATION: 504/91 -- Carlene T. Kay and Marean T. Gibson --
 January 12, 1998

36-14-08-003

PARCEL TWO -- 2 East Katherine Street

All that certain piece or parcel of land, with improvements thereon, situate, lying and being in the Town of Ware Shoals, County of Greenwood, State of South Carolina, and being more particularly shown and described as Lot No. 303, Section 3 as shown on a plat entitled "Section No. 3 of Subdivision of the Residential Properties of Riegel Textile Corporation (Ware Shoals Division)" made by Pickell and Pickell, Engineers, dated March or April, 1952, and recorded in Plat Book 6 at Pages 22-29 in the Office of the Clerk of Court for Greenwood County, which plat by reference is made a part hereof. According to the aforesaid plat, said lot is also known as No. 2 East Katherine Street and fronts thereon 74 feet.

DERIVATION: 379/761 -- Brennie G. Campbell, Roy William Campbell, Brian Keith Frank and Melissa Willard Frank -- April 6, 1993

36-11-04-009

PARCEL THREE -- 35 East Main Street

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, South Carolina, and being more particularly described as Lot 608, Section 3 as shown on a plat entitled Additional Lots - Section 3, Subdivision of The Residential Properties of Ware Shoals Division of Riegel Textile Corporation made by W. J. Hodges under date of April 24, 1953, and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 6, at Page 117. According to said plat the within described lot is also known as No. 35 East Main Street and fronts thereon Sixty-seven and 9/10ths (67.9) feet.

This conveyance is made subject to the Declaration and Statement of Protective Covenants, Restrictions, and Conditions of Additional Lots (II) in 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 98, at Page 28.

DERIVATION: 575/95 -- Virginia M. Vaughn, Frances M. Coker, Joseph D. Medlin and Margaret Giles -- May 25, 1999

36-15-13-001

PARCEL FOUR -- 25 West Main Street

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All that certain piece, parcel or lot of land together with improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenwood, in or near Ware Shoals, and being more particularly described as Lot No. 346, Section 3, on plat entitled Section No. 3 of a Subdivision of the Residential Properties of Riegel

Textile Corporation (Ware Shoals Division) in Greenwood County, South Carolina, made by Pickell & Pickell, Eng., Greenville South Carolina, dated April, 1952, and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 6 at Pages 22-29, inclusive. According to said plat the within described lot is also known as 25 West Main Street and fronts thereon for 88 feet.

This property is made subject to the Declaration and Statement of Protective Covenants, Restrictions and Conditions of this subdivision by instrument dated April 29, 1952, and recorded in Deed Book 93, at Page 256 et seq.; and also subject to the easements rights, rights-of-ways for utilities as contained in Deed from Riegel Textile Corporation by date of May 15, 1952 and recorded in Deed Book 97, at Page 255.

DERIVATION: 536/90 -- Robert H. Jennings, Jr.--
August 27, 1998

36-14-08-001

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PARCEL FIVE -- 18 South Greenwood Avenue

All that certain piece, parcel or lot of land together with improvements thereon, situate, lying and being in the Town of Ware Shoals, County of Greenwood, State of South Carolina, and being more particularly described as Lot No. 301, Section 3, as shown on plat entitled Section No. 3 of a Subdivision of the Residential Properties of Riegel Textile Corporation (Ware Shoals Division) in Greenwood County, South Carolina, made by Pickell & Pickell, Eng., Greenville South Carolina, dated April, 1952, and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 6 at Pages 22-29, inclusive. According to said plat the within described lot is also known as No. 18 South Greenwood Avenue and fronts thereon 79.5 feet. For a more detailed description reference is hereby specifically made to the aforesaid plat.

This conveyance is made subject to the Declaration and Statement of Protective Covenants, Restrictions and Conditions of Subdivision of Residential Properties of Riegel Textile Corporation (Ware Shoals Division) in the Community of Ware Shoals, South Carolina recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 93 at Page 65 et seq. and is made subject to easements heretofore granted for utilities and relocation of same.

ALSO: All that strip or parcel of land situate, lying and being in the Town of Ware Shoals, County of Greenwood, State of South

Carolina, and being a strip of property having a uniform width of One Hundred (100) feet and being between the Southeastern boundary of property of the grantee known as Lot 301 Section 3 as shown on plat entitled Section 3 of a Subdivision for Residential Properties of Riegel Textile Corporation (Ware Shoals Subdivision), made by Pickell & Pickell, Eng., Greenville, South Carolina, dated April, 1952 and recorded in the OCC for Greenwood County in Plat Book 6 at Pages 22 thru 29 inclusive. Said one hundred (100) foot strip being the right of way for Ware Shoals Railroad and being that portion which lies between property of the grantee as aforesaid and Honea Path Street. The portion of the right of way being conveyed being only that portion that bounds the property as aforesaid of the grantee.

DERIVATION: 538/324 -- Robert H. Jennings, Jr. -- September 29, 1998

36-10-08-015

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PARCEL SIX -- 29 North Greenwood Avenue

All that piece, parcel or lot land, with the improvements thereon, situate lying and being in or near Ware Shoals, in the County of Greenwood, South Carolina, and being more particularly described as Lot #405, Section 3 as shown on a plat entitled Section No. 3 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, South Carolina, 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 is also known as No. 29 North Greenwood Avenue and fronts thereon fifty-eight (58) feet.

DERIVATION: 558/313 -- Robert H. Jennings, Jr. -- February 17, 1999

ADDRESS OF GRANTEE: 12694 Indian Mound Rd.
Ware Shoals, SC 29692

TO HAVE AND TO HOLD, all and Singular the said Premises before mentioned unto the said **ROBERT H. JENNINGS, SR. AND KATHRYN O. JENNINGS** for and during their joint lives

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD) AFFIDAVIT

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

1. Property located at 6 parcels in Ware Shoals bearing Greenwood County Tax Map Number _____, was transferred by Gerald M. Jennings to Robert H. Jennings, Sr. and Kathryn O. Jennings on April 6, 2001

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 \$ _____

_____ 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 (See back of affidavit.):
#7 family transfer

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 wilfully 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.

Robert H. Jennings Sr
Purchaser, Legal Representative of the Purchaser, or other Responsible Person Connected with the Transaction

SWORN to before me this 6th day of April, 2001.

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Pam Turner
Notary Public for South Carolina
My Commission Expires: 07/28/05

* 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.