

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

TITLE TO REAL ESTATE

8230 Bk:735 Pg:297

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL R. KOON AND SHANNON A. KOON, in consideration of FIVE AND NO/100 DOLLARS (\$5.00), LOVE & AFFECTION, the receipt of which is hereby acknowledged, have granted bargained, sold, and released, and by these presents do(es) grant, bargain, sell and release unto SHANNON A. KOON AND LEAH M. ALLEN as joint tenants, with the right of survivorship, their heirs and assigns, all their right title and interest in the following property:

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, 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, SC, April 1952, recorded in Plat Book 6, Pages 22-29 OCC for Greenwood County. Said Lot 55 fronts for 104 feet on South Riegel Street. Also known as 25 South Riegel Avenue, Ware Shoals, SC. Parcel ID #6923-437-424.

(37-03-01-005)

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 Deed Book 93, Page 265.

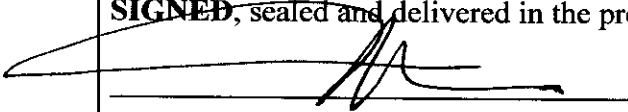
Derivation: Deed Book 622, Page 124 OCC for Greenwood County.

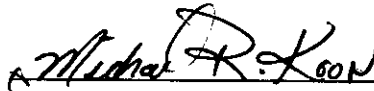
ADDRESS OF GRANTEES: 25 South Riegel Avenue, Ware Shoals, SC 29692

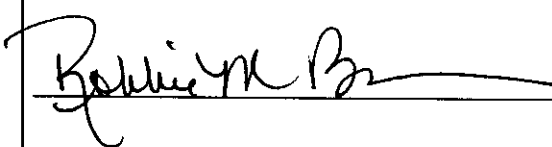
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. 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 or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 27th day of June, 2002.

SIGNED, sealed and delivered in the presence of:



 (SEAL)
Michael R. Koon



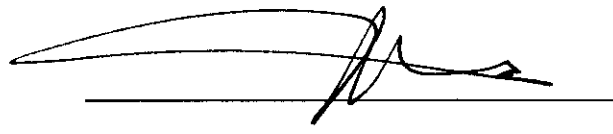
 (SEAL)
Shannon A. Koon

Deliver To: N & A

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal, and as the grantor's(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.



SWORN to before me this 27th day

of June, 2002.

 (SEAL)
Notary Public for South Carolina

My Commission Expires: 8/17/2010

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STATE OF SOUTH CAROLINA
COUNTY OF GREENWOOD

MICHAEL R. KOON AND
SHANNON A. KOON

TO

SHANNON A. KOON AND
LEAH M. ALLEN
(Right of Survivorship)

TITLE TO REAL ESTATE

I hereby certify that the within Deed has been
this _____ day of _____, 200____
at _____ M. recorded in Book _____
of Deeds, page _____.

Clerk of Court _____ County _____

I hereby certify that the within Deed has been
this _____ day of _____, 200____
recorded in Book _____ Page _____

Auditor _____ County _____

Prepared by:
NICHOLSON & ANDERSON
212 Oak Avenue
Greenwood, SC 29646

PERSONALLY APPEARED BEFORE ME the undersigned, who being duly sworn, deposes and says:

- 1. Property located at 25 South Riegel Avenue, Ware Shoals, SC
- County Tax Map Number 6923-437-424
- Transferred by Michael R. Koon and Shannon A. Koon
- Transferred to Shannon A. Koon and Leah M. Allen, right of survivorship
- on 6/27/02

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 §12-24-10 et. seq., because the deed is (See back of affidavit): See Item #7

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

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.

Seller, Purchaser, Legal Representative or other
Reponsible person connected with transaction

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SWORN to before me this 29
day of June, 2002.
Shelie M. B.
Notary Public for South Carolina
My Commission expires: 8/17/2010

*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.

EXEMPTIONS

Exempted are deeds:

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- (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 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 for the corrective or quitclaim deed;
- (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;
- (16) No consideration;
- (17) conveyance in lieu of foreclosure; or
- (18) transferring realty to a local government agency.