

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)
COUNTY OF LAURENS)

SPECIAL REFEREE'S DEED

000002686
RECORDED 03/14/2006 10:33:32AM
Bk:00962 Pg:00069 Pages:7
Fee:11.00 State:0.00
County:0.00 Exempt:-----
Ingram Moon, Clerk of Court
Greenwood County, SC

TO ALL WHOM THESE PRESENTS SHALL CONCERN

2686 Bk=962 Pg=69

I, CURTIS G. CLARK, As SPECIAL REFEREE FOR GREENWOOD COUNTY, in the State of South Carolina, Send Greetings:

WHEREAS, in an action in the Court of Common Pleas in Greenwood County between

Luthi Mortgage Company, Inc.

as Plaintiff,

and Wanda Hunt, Kathryn O. Jennings, and Gerald M. Jennings,

as Defendants.

Deliver To: CAROL SIMPSON
47 GREENLAND DR
STE A
GREENVILLE SC 29615

by an Order dated August 17, 2005 and filed on September 7, 2005 in Judgment Roll No. 04CP241189 it was decreed and adjudged that the property hereinafter described should be sold by the below signed as Special Referee for Greenwood County on the terms and for the purposes mentioned in the Special Referee's Report and Order granted in the case as by reference thereto on file in said Court will appear;

And the said Wanda Hunt made, executed and delivered to Luthi Mortgage Company, Inc., a mortgage covering property in Laurens County, in the principal amount of Fifteen thousand and no/100 (\$15,000.00) dollars, recorded January 13, 2003 in Mortgage Book 1144 at Page 14 in the Office of the Clerk of Court for Laurens County; said mortgage being foreclosed in Laurens County Civil Action No. 2004-CP-30-798. On April 4, 2005, the Special Referee for Laurens County ordered that Laurens Civil Action No. 2004-CP-30-798 be consolidated with this order so that all properties in both counties shall be sold together by the Special Referee for Greenwood County at public sale or auction at the Greenwood County Courthouse under the terms and conditions set forth in the Order of Judgment and Foreclosure issued by the Special Referee for Greenwood County.

WHEREAS, I, the undersigned Curtis G. Clark, as Special Referee for Greenwood County, after due advertisement of the said property for sale at public outcry, did openly and publicly, and according to the custom of auctions, sell and dispose of the said property on October 3, 2005, for the Sum of One Hundred Eighty-seven Thousand Two Hundred Thirty-seven Dollars and 80/100 Dollars (\$187,237.80), said sum being the highest amount bid, to Luthi Mortgage Company, Inc.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, Curtis G. Clark, as Special Referee for Greenwood County, pursuant to the foregoing decree and also in consideration of the said bid paid as aforesaid by the below named grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold, released, and by these presents, DO GRANT, bargain, sell and release the following described property unto the said Luthi Mortgage Company, Inc. its Heirs Successors and Assigns:

2686 BK=962 Pg=70

a. #1 A & B Edgewood

All that certain piece, parcel, or lot of land, together with the improvements thereon, situate, lying and being in the town of Ware Shoals, in the County of Greenwood, State of South Carolina, being more particularly known and designated as Lot No. 1 fronting 50.00 feet, more or less, on Edgewood Drive and extending back therefrom same width for a distance of 163.00 feet and being bounded on the North by lot of Proctor; on the East by lot of John C. Cork; on the South by lots of Paul Ashley and on the West by Edgewood Drive.

This being the same property conveyed to Wanda Hunt by deed of Gerald M. Jennings dated December 23, 2002 and recorded in the Office of the Clerk of Court for Greenwood County on January 22, 2003 in Book 765, page 249.

PROPERTY ADDRESS: 1 A & B Edgewood Drive, Ware Shoals, SC

GREENWOOD TAX MAP NUMBER: 6923-221-691

b. 5 Dairy Street

All that certain piece, parcel, or lot of land, together 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 known and designated as Lot No. 618 on Dairy Street, as shown on plat Riegel Textile Corporation, Ware Shoals Division, South Carolina, dated September 9, 1954, entitled "Lot No. 618 on Dairy Street," by W.W. Golden. Reference is hereby made to said plat for a more detailed metes and bounds description thereof.

This being the same property conveyed to Wanda Hunt by deed of Kathryn O. Jennings dated December 23, 2002 and recorded in the Office of the Clerk of Court for Greenwood County on January 22, 2003 in Book 765, Page 245.

PROPERTY ADDRESS: 5 Dairy Street, Ware Shoals, SC

GREENWOOD TAX MAP NUMBER: 6923-583-425

c. 11 South Riegel

All that certain piece, parcel, or lot of land, together 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 known and designated as Lot No. 329, Section 3 on a plat entitled "Section No. 3 of a Subdivision of Residential

Property of Riegel Textile Corporation (Ware Shoals Division) in the County of Greenwood, State of South Carolina," prepared by Pickell & Pickell Engineers of Greenville, South Carolina, dated April 1952, heretofore entered for record in the Office of the Clerk of Court for Greenwood County in Plat Book 6, pages 22-29 inclusive; having the metes, bounds, courses and distances as upon said plat appear. According to said plat the within described lot is known as No. 11 South Riegel Street and fronts thereon One Hundred Sixty One and 1/10 (161.1) feet.

2686 Bk=962 Pg=71

This being the same property conveyed to Wanda Hunt by deed of Gerald M. Jennings dated December 23, 2002 and recorded in the Office of the Clerk of Court for Greenwood County on January 22, 2003 in Book 765, Page 249.

PROPERTY ADDRESS: 11 South Riegel Avenue, Ware Shoals, SC

GREENWOOD TAX MAP NUMBER: 6923-371-502

d. 24 West Main Street

All that certain piece, parcel, or lot of land, together 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 known and designated as Lot No. 330, Section III, on plat of Subdivision of Residential Property of Riegel Textile Corporation (Ware Shoals Division) in the County of Greenwood, State of South Carolina, prepared by Pickell & Pickell Engineers of Greenville, South Carolina, dated April 1952, heretofore entered for record in the Office of the Clerk of Court for Greenwood County in Plat Book 6, Pages 22-29. Reference is hereby made to said plat for a more detailed metes and bounds description thereof.

This being the same property conveyed to Wanda Hunt by deed of Kathryn O. Jennings dated December 23, 2002 and recorded in the Office of the Clerk of Court for Greenwood County on January 22, 2003 in Book 765, Page 245.

PROPERTY ADDRESS: 24 West Main Street, Ware Shoals, SC

GREENWOOD TAX MAP NUMBER: 6923-358-515

e. 35 East Main Street

All that certain piece, parcel, or lot of land, together 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 known and designated as Lot 608, Section 3, as shown on plat entitled Additional Lots - Section 3, Subdivision of The Residential Property 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, Page 117. According to said plat the within described lot is known as No. 35 East Main Street and fronts thereon Sixty-Seven and 9/10ths (67.9) feet. Reference is hereby made to said plat for a more detailed metes and bounds description thereof.

This being the same property conveyed to Wanda Hunt by deed of Kathryn O.

Jennings dated December 23, 2002 and recorded in the Office of the Clerk of Court for Greenwood County on January 22, 2003 in Book 765, Page 245.

2686 Bk=962 Pg=72

PROPERTY ADDRESS: 35 East Main Street, Ware Shoals, SC

TAX MAP NUMBER: 6923-519-653

f. 18337 Highway 25, Ware Shoals, SC

All that certain piece, parcel, or lot of land, together with the improvements thereon, situate, lying and fronting on U.S. Highway 25 North of the Town Ware Shoals, in the County of Laurens, State of South Carolina, and being more particularly shown and delineated on a plat entitled "Property of Daniel E. Hodges and Frankie F. Hodges," by F.V. Clinkscales, Jr., dated June 3, 1980, recorded in the Office of the Clerk of Court for Laurens County in Plat Book 41, page 168. Reference is hereby made to said plat for a more detailed metes and bounds description thereof.

This being the same property conveyed to Wanda Hunt by deed of Kathryn O. Jennings dated December 23, 2002 and recorded in the Office of the Clerk of Court for Laurens County on January 13, 2003 in Book 616, Page 6.

PROPERTY ADDRESS: 18337 Highway 25, Ware Shoals, SC

LAURENS TAX MAP NUMBER: 026-00-00-095

GRANTEE'S MAILING ADDRESS: 745 Wade Hampton Blvd.
Greenville, SC 29609

TOGETHER, with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging; or in any wise incident or appertaining; and the reversions and remainders, rents, issues, and profits thereof; and also all the estate, right, title, benefit, interest, possession, claim or demand therein whatsoever of all the parties of the cause aforesaid, and of each of them, in and to the same; and of all other persons who might rightfully claim from, under or by these parties or any of them;

TO HAVE AND TO HOLD, all and singular the said property, with its hereditaments, privileges, and appurtenances unto the said grantee, it's heirs, successors and assigns for their own use, benefit, and behalf, forever.

IN WITNESS WHEREOF, I, the undersigned Curtis G. Clark, as Special Referee for Greenwood County, under and by virtue of the said Judgment, Order and Decree, have hereunto set my Hand and Seal this 30th Day of January, in the year of our Lord Two Thousand Six (2006) and in the Two Hundred and Thirtieths (230th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

2686 Bk:962 Pg:73

Daryl F. McGuire
Jane Bradford

Curtis G. Clark
Curtis G. Clark
Special Referee, Greenwood County

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

PROBATE

PERSONALLY APPEARED before me Jane Bradford and made
oath that (s)he saw the within named Curtis G. Clark, As Special Referee for Greenwood
County, South Carolina, sign, seal, and as his act and deed deliver the within Deed; and that
(s)he with Daryl F. McGuire witnessed the execution thereof.

SWORN TO BEFORE ME
this 30th day of January, 2006.

Daryl F. McGuire (L. S.)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 10-27-2015

Jane Bradford

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

AFFIDAVIT
2686 Bk = 962 Pg = 74

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. (A) Property located at 1 A & B Edgewood Drive, Ware Shoals, SC, bearing Greenwood County Tax Map Number 6923-221-691 and,
(B) Property located at 5 Dairy Street, Ware Shoals, SC, bearing Greenwood County Tax Map Number 6923-583-425 and,
(C) Property located at 11 South Riegel Avenue, Ware Shoals, SC, bearing Greenwood County Tax Map Number 6923-371-502 and,
(D) Property located at 24 West Main Street, Ware Shoals, SC, bearing Greenwood County Tax Map Number 6923-358-515 and,
(E) Property located at 35 East Main Street, Ware Shoals, SC, bearing Greenwood County Tax Map Number 6923-519-653, were all transferred by Curtis G. Clark, As Special Referee to Luthi Mortgage Company, Inc. on Jh h y n v y 3Q 2006.

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) XX exempt from the deed recording fee because (See Information section of affidavit):
Foreclosure
(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) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
- (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 _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: _____
- (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (c) Subtract Line 6 (b) from Line 6 (a) and place result here: _____

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

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Special Referee for Greenwood County.

I 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.

Curtis G. Clark

Responsible Person Connected with the Transaction

SWORN to before me this 30th
day of January, 2006.

Douglas McHenry
Notary Public for South Carolina

My Commission Expires: 10-27-2015

Curtis G. Clark, As Special Referee

Print or 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 or 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 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.

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 of 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 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 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;
- (12) 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.