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Fee:10.00 State:286.00
County:121.00 Exempt:-----
Ingram Moon, Clerk of Court
Greenwood County, SC

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(Please do not write above this line - Reserved for Register of Deeds Office)

Ret
Prepared by and Return to: **Carol Simpson Law Offices**
47 Greenland Drive, Suite A
Greenville, SC 29615
Tax Map No.: #6923-221-691, 6923-583-425, 6923-371-502,
6923-358-515, 6923-519-653

STATE OF SOUTH CAROLINA)

COUNTY OF GREENWOOD)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **LUTHI MORTGAGE COMPANY, INC.** (hereinafter referred to as "Grantor") for and in consideration of the sum of **ONE HUNDRED TEN THOUSAND AND 00/100 (\$110,000.00) Dollars** to it paid by **SOUTHERN CONNECTION, LLC TRUST** (hereinafter referred to as "Grantee") in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its heirs, successors, and assigns forever:

a. #1 A & B Edgewood

ALL that certain piece, parcel or lot of land situate, lying and being in the town of Ware Shoals, in the County of Greenwood, State of South Carolina, 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.

TMS#: 6923-221-691

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

b. 5 Dairy 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 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.

TMS#: 6923-583-425

PROPERTY ADDRESS: 5 Dairy Street, Ware Shoals, SC

c. 11 South Riegel

ALL that certain piece, parcel or lot of land together with improvements thereon, situate, lying and being located in or near Ware Shoals, in the County of Greenwood, State of South Carolina, 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.

TMS#: 6923-371-502

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

d. 24 West Main Street

ALL that certain piece, parcel or lot of land situate, lying and being in or near Ware Shoals, in the County of Greenwood, State of South Carolina, 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.

TMS#: 6923-358-515

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

e. 35 East Main Street

ALL that certain piece, parcel or lot of land 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 608, Section 3, as shown on a 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.

TMS#: 6923-519-653

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

THIS being the same properties conveyed to Luthi Mortgage Company, Inc., by deed of Curtis G. Clark, as Special Referee for Greenwood County, SC, dated

January 30, 2006 and recorded in the ROD Office for Greenwood County on
March 14, 2006 in Book 962, page 69.

Grantee Address: P.O. Box 6562
Greenville, SC 29606

THIS CONVEYANCE IS MADE SUBJECT to any and all easements, rights of way and
restrictions, both of record and in existence on the said premises.

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 premises before mentioned unto the said
Grantee, its heirs, and assigns forever.

AND THE GRANTOR hereby bind Grantor, its heirs, successors, executors and administrators,
to warrant and forever defend all and singular the said premises unto the said Grantee, its
successors and assigns, against Grantor and Grantors' successors and/or assigns and against
every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our Hand and Seal this 4th day of April, 2006.

Signed, Sealed and Delivered
in the Presence of:

Regina W. Carter
1st Witness

Luthi Mortgage Company, Inc.

BY: Desmond L. Jackson, Pres.

Carol A. Simpson
2nd Witness (Notary)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me the undersigned and made oath that she saw the within named
Grantor sign, seal and as Its act and deed, deliver the within-written Deed for the uses and
purposes therein mentioned, and that she with the other witness subscribed aboved witnessed
the execution thereof.

Regina W. Carter
1st Witness

SWORN to before me this
4th day of April, 2006

Carol A. Simpson

Notary Public for the State of South Carolina
My Commission Expires
December 19, 2012

STATE OF SOUTH CAROLINA)
COUNTY OF Greenwood

AFFIDAVIT

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 property being transferred is located at _____, bearing Greenwood County Tax Map Number _____, was transferred by Luth. Mortgage Company, Inc. to Southern Connection, LLC Trust on April 4, 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) _____ exempt from the deed recording fee because (See Information section of affidavit): _____

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

- 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 110,000⁰⁰
- (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: 110,000⁰⁰
- (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: 110,000⁰⁰

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

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9. 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.

Carolyn T. Cook for Carol A Simpson
Responsible Person Connected with the Transaction

SWORN to before me this 10
day of April, 202006

Carolyn T. Cook
Print or Type Name Here

Carolyn T. Cook
Notary Public for South Carolina
My Commission Expires: 7-3-13

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. 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 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 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; and,
- (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 mortgagee or deed pursuant to foreclosure proceedings.
- (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.