

D-BK:01875 PG:0213

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BOOK 01875
PAGE 0213 THRU 0217
INSTRUMENT # 2019002351

FILED
ORANGEBURG
COUNTY
DEMETRICE WILLIAMS
REGISTER OF DEEDS

Demetrice Williams
Signature

State of South Carolina)

County of ORANGEBURG)

TITLE TO REAL ESTATE
TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, that WHETSELL LAND AND CATTLE, LLC (hereinafter called "Grantor"), in consideration of the sum of Five (\$5.00) Dollars, this being the true consideration, to the Grantor in hand paid at and before the sealing of these presents, by FOUR HOLES LAND AND CATTLE, LLC (hereinafter called 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 FOUR HOLES LAND AND CATTLE, LLC the following described property, to-wit:

All that certain piece, parcel or tract of land situate, lying and being partly in School District No. 1, Dorchester County and partly in School District No. 2, Orangeburg County, State of South Carolina, containing 160.2 acres, more or less, designated as Tract E-1 on a plat of survey of lands owned by Whetsell Brothers by James E. Shuler, RLS, dated March 12, 1976 and recorded in the RMC Office for Dorchester County in Plat Book 23, Page 132, and also in RMC Office for Orangeburg County in Plat Book 43, Page 67, and being bounded as follows: Northwest by Tract C on said plat being conveyed to W.O. Whetsell; Northeast by Tract F-1, being conveyed to M.H. Whetsell; Southeast by lands formerly of heirs of W.W. Weathers, now of Brabham; Southwest by lands of W.F. Jacques; and West by the right of way of US Highway I-95 and U.S. Highway I-26 interchange.

The above described tract of land is subject to a right of way 15 feet in width along the northwestern boundary line from the end of the right of way of the paved road to the intersection of this northwestern right of way with the southwestern property line of Tract F-1, this right of way being 1/2 of a 30 foot right of way for ingress and egress to and from the Otter Pond; the center line of said right of way being the boundary line between Tracts E-1 and C on said plat.

Tax Map No. 0296-00-00-006.000

ALSO: All that certain piece, parcel or tract of land situate, lying and being in Cow Castle Township, Orangeburg County, South Carolina, and containing 165 acres, more or less, and being bounded now or formerly as follows: Northeast by US Interstate Highway 26; Southeast by lands now or formerly of George Reeves; Southwest by lands now or formerly of James Collier, et al., and C.P. Carn; Northwest by lands of Emma C. Weathers and Behling H. Carn, lands of Emma W. Carn, et al., and lands of Virginia Collier and G.C. Heaton.

Tax Map No. 0293-00-04-011

THE QUATTLEBAUM LAW FIRM, LLC
222 N. PARLER AVENUE
ST. GEORGE, SC 29477

ALSO: All of the right, title and interest of Whetsell Land and Cattle, LLC, in and to All that certain piece, parcel or tract of land situate, lying and being in Cow Castle Township, School District No. 2, Orangeburg County, South Carolina, containing 77 acres, more or less, triangular in shape and designated as Tract 1-E on plat prepared by James E. Shuler, RLS, dated March 12, 1976 and recorded in the RMC Office for Orangeburg County in Plat Book 43, Page 67, and being bounded on the Northeast by the interchange of US Highway I-95 and US Highway I-26; on the southeast by lands of W.F. Jacques; and on the West by lands now or formerly of Collier estate.

TMS No. 0293-00-03-001.000

ALSO: All that certain piece, parcel or tract of land, situate, lying and being in Cow Castle Township, approximately seven miles southeast of the Town of Bowman in the County of Orangeburg, State of South Carolina, containing 42.4 acres, and bounded now or formerly as follows: On the North by lands of Richard Way and by estate lands of Weathers; on the East by other lands of Hampton A. Whetsell, Sr.; on the South by estate lands of O.D. and George E. Weathers and lands of Thomas Riser; and on the West by lands of Thomas Riser; being more fully shown and delineated on a plat of the premises prepared by W. Gene Whetsell, RLS, dated November 22, 1967 recorded in the RMC Office for Orangeburg County in Plat Book 48, Page 74.

TMS No. 0274-00-02-005.000

ALSO: All that certain piece, parcel or tract of land with improvements thereon, situate, lying and being in Cow Castle Township, County and State aforesaid, containing 31.54 acres, and bounded as follows: On the North by other lands of H.A. Whetsell, Sr., and estate lands of P.W. Carn; on the East by SC Highway S-38-28; on the South by other lands of Hampton Alva Whetsell, Jr., and other lands of Hampton A. Whetsell, Sr., and on the West by other lands of Hampton Alva Whetsell, Jr., being fully shown and delineated on a plat of the premises prepared for Hampton A. Whetsell, Sr., to be conveyed to Hampton A. Whetsell, Jr., and Elizabeth W. Whetsell by C.D.S. Land Surveying and Mapping, approved by James E. Shuler, RLS, dated March 12, 1979 and recorded in the RMC Office for Orangeburg County in Plat Book 48, Page 75.

Tax Map No. 0294-00-01-002.000

ALSO: All that certain piece, parcel or tract of land with the buildings and improvements thereon, situate, lying and being in School District No. 2, Cow Castle Township, County of Orangeburg, State of South Carolina, containing 60 ½ acres more or less and bounded as follows: North by lands now or formerly of O.L. Carn; East by lands now or formerly of J.W. Carn and P.W. Carn; South by lands now or formerly of P.W. Carn and Estate of John Whetsell and West by lands now or formerly of the Estate of John Whetsell.

Tax Map No. 0293-00-05-001.000

ALSO: All those certain pieces, parcels or tracts of land situate, lying and being in Cow Castle Township, Orangeburg County, South Carolina, and set forth and being delineated as Parcel A containing 2.7 acres; Parcel B containing 1.25 acre; and Tract 2 containing 6.04 acres; and having the courses, metes, and bounds as is more fully set forth and shown upon that plat dated June 20, 1994, prepared by A.R. Parler, RLS, of Edisto Surveyors, Inc., and recorded on August 22, 1994, in the RMC Office for Orangeburg County in Plat Book 70L, Page 431.

Tax Map No. 0294-00-01-001.000

ALSO: All that certain piece, parcel or tract of land containing 325 acres, more or less, and situate in Cow Castle Township, in the County of Orangeburg in the State aforesaid, and bounded on the North by lands of J.W. Whetsell and P.W. Carn; on the East by lands of J.B. Whetsell; on the South by lands of J.B. Whetsell and J.W. Weathers; and on the West by lands of J.E. Weathers.

Tax Map No. 0294-00-01-005.000

ALSO: All that certain piece, parcel or tract of land with all improvements thereon, situate, lying and being in Cow Castle Township, School District No. 2, County of Orangeburg, State of South Carolina, containing 80 acres, and bounded as follows: Northwest by lands of D.H. Weathers and lands now or formerly of R. Frank Whetsell; Southeast by lands now or formerly of J.W. Carn; Southwest by lands now or formerly of J.R. Frank Whetsell and lands now or formerly of Dr. W.M. Carn; and Northwest by lands now or formerly of H.M. Wannamaker and Miss Nettie Wannamaker. Being more fully shown and delineated on a plat thereof made by G.H. Harvey, Surveyor, dated February 29, 1928, and amended by W. Gene Whetsell, Registered Land Surveyor, dated April 4, 1966, and recorded in the RMC Office for Orangeburg County in Plat Book 22, page 79.

Tax Map No. 0275-00-02-008.000

The above described property was conveyed to Whetsell Land and Cattle, LLC by deed of Hampton Alva Whetsell, Jr., by deed dated May 20, 2002 and recorded in the RMC Office for Orangeburg County on June 25, 2002 in the RMC Office for Orangeburg County in Book 935, Page 001.

Grantee's Address:
2940 Ebenezer Road
Bowman, SC 29018

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

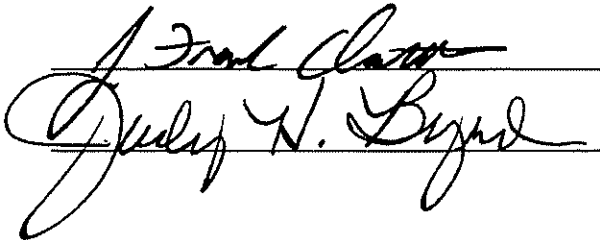
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said FOUR HOLES LAND AND CATTLE, LLC, its successors and assigns forever.

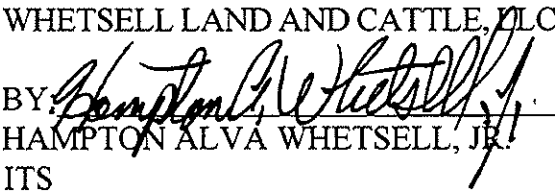
And the Grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to 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.

WITNESS the Grantor's hands and seals this the 29 day of May, 2019.

SIGNED, SEALED AND DELIVERED
in the presence of:

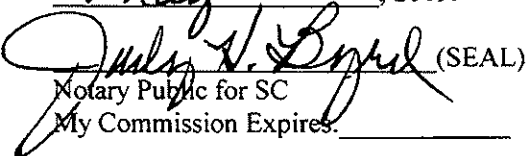

J. Frank Clark

WHETSELL LAND AND CATTLE, LLC
BY: 
HAMPTON ALVA WHETSELL, JR.
ITS

STATE OF SOUTH CAROLINA)
COUNTY OF ORANGEBURG)

PERSONALLY APPEARED BEFORE ME the undersigned witness and made oath that (s)he is not a party to or beneficiary to this transaction and that he/she saw the within-named WHETSELL LAND AND CATTLE, LLC BY HAMPTON ALVA WHETSELL, JR., ITS President sign, seal, and, as his act and deed, deliver the within-written Title to Real Estate, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 29 day of May, 2019.


Judy H. Byrd (SEAL)
Notary Public for SC
My Commission Expires: _____



Judy H. Byrd
Notary Public, State of South Carolina
My Commission Expires March 31, 2026

STATE OF SOUTH CAROLINA)
COUNTY OF ORANGEBURG)

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

1. I have read the information concerning the new exemption numbers (Senate Bill 564 - June 10, 1997), and I understand this information.
2. The property being transferred by WHETSELL LAND AND CATTLE, LLC TO FOUR HOLES LAND AND CATTLE, LLC ON MAY 29, 2019.
3. The deed is NOT EXEMPT from the deed recording fees, and the FAIR MARKET VALUE IS \$_____
4. The deed is exempt from the deed recording fee because (use new exemption number and explain reason for exemption):
EXEMPTION# 1 (See new exemption number on enclosed sheet) AND
EXPLANATION FOR EXEMPTION.
CONSIDERATION LESS THAN \$100.00.
5. As required by code section 12-24-70, I state I am a responsible person who was connected with the transaction as: () grantor, () grantee, (X) attorney, () other (state connection) _____
6. I understand that a person required to furnish this affidavit who willfully furnishes a false for fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than \$1000.00 or imprisoned for more than one year, or both.

J. Frank Clark
Responsible person Connected with
Transaction (see#5)

SWORN to before me this 29
DAY OF May, 2019.
Judy H. Byrd
Notary Public for South Carolina
My Comm. Expires:

Judy H. Byrd
Notary Public, State of South Carolina
My Commission Expires March 31, 2026



D-BK:01875 PG:0218
ASSIGNMENT OF LEASE

This Assignment is not valid unless properly endorsed by the Authority.

STATE OF SOUTH CAROLINA)
COUNTY OF ORANGEBURG)

In consideration of \$ 25.00 Dollars, I, Barney R. Atkinson
do hereby assign unto Keith E. Eadie & Dawn C. Eadie all my interest in and to the Lease dated
September 21, 1970, of Lot # 13A & 13B St. Julien Subdivision.
Witness my hand and seal May 1, 2019.

Witness:

J. Frank Quattlebaum
Judy H. Byrd
As to "Lessee"

Barney R. Atkinson

STATE OF SOUTH CAROLINA)
COUNTY OF Orangeburg)

Personally appeared before me J. Frank Quattlebaum and made oath that
s/he saw the within named Barney R. Atkinson sign, seal and as his/her/their act and
deed deliver the within written assignment; and that s/he with Judy H. Byrd
witnessed the due execution thereof.

SWORN to before me this 1st day
of May, 2019 (L.S.)
Judy H. Byrd
Notary Public for South Carolina
My Commission Expires: 3.31.19

STATE OF SOUTH CAROLINA)
COUNTY OF Orangeburg)

I, Keith E. Eadie & Dawn C. Eadie, Assignee above named,
hereby accept the above written assignment, and in consideration of the below written consent of the South
Carolina Public Service Authority to said assignment, hereby assume all obligations as Lessee under the terms
of the above described Lease. Witness my hand and seal

Witness:
J. Frank Quattlebaum
Judy H. Byrd

Keith E. Eadie
Dawn C. Eadie

Address: 1 Big Dog Lane, Eutawville, SC 29048

STATE OF SOUTH CAROLINA)
COUNTY OF Orangeburg)

Personally appeared before me J. Frank Quattlebaum and made oath that
s/he saw the within named Keith E. Eadie & Dawn C. Eadie sign, seal and as his/her/their act and
deed deliver the within written assignment; and that s/he with Judy H. Byrd
witnessed the due execution thereof.

SWORN to before me this 1st day
of May, 2019 (L.S.)
Judy H. Byrd
Notary Public for South Carolina
My Commission Expires: 3.31.26

Judy H. Byrd
Notary Public, State of South Carolina
My Commission Expires March 31, 2026

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

The South Carolina Public Service Authority hereby consents to the Assignment of the above
described Lease, subject to all the terms and provisions of the said Lease.

Witness:

Renee Varner
Sandra H. Matthews
As to "Lessor"

SOUTH CAROLINA PUBLIC SERVICE AUTHORITY
By: [Signature]

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

Personally appeared before me Renee Varner and made oath that
s/he saw Daniel D. Camp, Vice President, Real Estate
of the South Carolina Public Service Authority, sign, seal and as the act and deed of said South Carolina Public
Service Authority, deliver the consent; and that s/he with Sandra H. Matthews
witnessed the due execution thereof.

SWORN to before me this _____ day
of May, 2019
Sandra H. Matthews
Notary Public for South Carolina
My Commission Expires: 03/08/2020

Renee Varner

THE QUATTLEBAUM LAW FIRM, LLC
222 N. PARLER AVENUE
ST. GEORGE, SC 29477

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FILED
ORANGEBURG
COUNTY
DEMETRICE WILLIAMS
REGISTER OF DEEDS

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BOOK 01875
PAGE 0218 THRU 0218
INSTRUMENT # 2019002352
Demetrice Williams
Signature

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