

# 1

## Selected Parcels Feature

[ParcelNumber]	3-09-00-002.00
[AccountNumber]	54224
[CardCount]	1
[District]	2700
[DeedBook]	100Q
[DeedPage]	800
[SaleDate]	2012-04-24 00:00:00.0000000
[LandSizeDescription]	ACRE
[Acreage]	47.26
[OwnerName]	POTEAT BARBARA C (LE)
[TaxpayerName]	JONES MARILYN POTEAT
[PropertyLocation]	210 CONWAY BLACK RD SPARTANBURG
[LegalDescription]	S SIDE I 85 W OF PACOLET RIVER PB 29-276-277
[SaleAmount]	10
[PropertyType]	4AGP
[YearBuilt]	
[LandUse]	OTHER UNDEVELOPED LAND/WATER
[LivingArea]	
[TotalArea]	
[Units]	
[InstrumentNumber]	DEE-2012-18631

DEELOO Q PG 800

**Tax Map No:** 3 06-00-012.00  
3 06-00-012.01  
3 06-00-012.02  
3 09-00-002.00

**Grantee's Address:** 1765 Dewberry Road  
Spartanburg, SC 29307

STATE OF SOUTH CAROLINA                    )  
  )  
COUNTY OF SPARTANBURG                    )

**TITLE TO REAL ESTATE  
NO TITLE EXAM**

KNOW ALL MEN BY THESE PRESENTS, that, **Barbara C. Poteat** in consideration of Ten (\$10.00) Dollars and gift the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **Teresa P. Cochran, Martin L. Poteat, III and Jean P. Covil, their Heirs and Assigns**, reserving unto herself a life estate:

**SEE EXHIBIT "A" ATTACHED HERETO**


**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 said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to conditions, covenants, right of ways, easements and restrictions of record.

WITNESS the grantor's(s') hand(s) and seal(s) this 24<sup>th</sup> day of April, 2012.

**SIGNED, sealed and delivered**  
**in the presence of:**

Carl Becker  
H.K.O.

 (SEAL)  
Barbara C. Potrat

DEE-2012-18631  
Recorded 5 Pages on 4/26/2012 4:25:56 PM  
Recording Fee: \$10.00 Documentary Stamps: \$0.00  
Office of Register of Deeds, Spartanburg, S.C.  
Dorothy Earle, Register

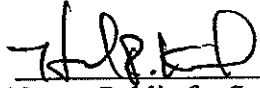


STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that Barbara C. Poteat personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN TO this 24<sup>th</sup> day of April, 2012.

 (SEAL)

Notary Public for South Carolina

My commission Expires: 10/16/2017

## Exhibit "A"

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, fronting on Davis Chapel Road and Frontage Road, along I-85, containing 10.10 acres more or less, as show upon survey and plat made for Martin L. Poteat, Jr. by Wolfe & Huskey, Inc., engineering and Surveying, dated July 23, 1992, and recorded in Plat Book 117 at Page 570 in the RMC Office for Spartanburg County. For a more complete and particular description, reference is hereby made to the above referred to plat and recorded thereof.

This being the same property conveyed to Barbara C. Poteat by the Estate of Martin Lee Poteat, Jr. (Case No. 2000-ES-42-00004) by Deed of Distribution dated January 5, 2000 and filed January 14, 2000 in the Spartanburg County Probate Court, and to be recorded herewith in the Register of Deeds Office for Spartanburg County, SC.

**BLOCK MAP REFERENCE: 3 06-00-012.00**

ALSO: All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, containing 7.64 acres, more or less, as shown upon plat prepared for Inez E. Poteat by Wolfe & Huskey, Inc., Engineering and Surveying, dated July 23, 1992, and recorded in Plat Book 117 at Page 571 in the RMC Office for Spartanburg County. For a more complete and particular description, reference is hereby made to the above referred to plat and recorded thereof.

This being the same property conveyed to Barbara C. Poteat by the Estate of Martin Lee Poteat, Jr. (Case No. 2000ES4200004) by Deed of Distribution dated January 5, 2000, and filed January 14, 2000 in the Spartanburg County Probate Court, and to be recorded herewith in the Register of Deeds Office for Spartanburg County, SC.

**BLOCK MAP REFERENCE: 3 06-00-012.01**

ALSO: Grantor's one-half interest in all that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, containing 5.31 acres, more or less, as shown upon plat prepared for Martin L. Poteat, Sr., by Wolfe & Huskey, Inc., Engineering and Surveying, dated November 23, 1992, and recorded in Plat Book 119 at Page 009 in the RMC Office for Spartanburg County. For a more complete and particular description, reference is hereby made to the above referred to plat and recorded thereof.

This being the same property conveyed to Barbara C. Poteat by the Estate of Martin Lee Poteat, Jr. (Case No. 2000ES4200004) by Deed of Distribution dated January 5, 2000, and filed January 14, 2000 in the Spartanburg County Probate Court, and to be recorded herewith in the Register of Deeds Office for Spartanburg County, SC. This also being the same property previously conveyed to Martin Lee Poteat, Jr. and Marilyn Poteat Jones by the Estate of Inez A. Poteat by Deed of Distribution dated September 27, 1997 and recorded October 2, 1997 in Book 66-Q at Page 742 in the Register of Deeds Office for Spartanburg County, SC.

**BLOCK MAP REFERENCE: 3 06-00-012.02**

ALSO: Grantor's one-half interest in all that certain piece, parcel or tract of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Spartanburg, containing 47.26 acres, more or less, as shown upon Loftis, Surveyor, dated March 16-17, 1953, and recorded on November 16, 1993, in Plat Book 123 at Page 076 in the RMC Office for Spartanburg County. For a more complete and particular description, reference is hereby made to the above referred to plat and recorded thereof.

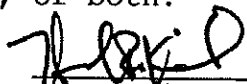
This being the same property conveyed to Barbara C. Poteat by the Estate of Martin Lee Poteat, Jr. (Case No. 2000ES4200004) by Deed of Distribution dated January 5, 2000, and filed January 14, 2000 in the Spartanburg County Probate Court, and to be recorded herewith in the Register of Deeds Office for Spartanburg County, SC. This also being the same property previously conveyed to Martin Lee Poteat, Jr. and Marilyn Poteat Jones by the Estate of Inez A. Poteat by Deed of Distribution dated September 27, 1997 and recorded October 2, 1997 in Book 66-Q at Page 742 in the Register of Deeds Office for Spartanburg County, SC.

**BLOCK MAP REFERENCE: 3 09-00-002.00**

STATE OF SOUTH CAROLINA )  
 ) AFFIDAVIT FOR EXEMPT TRANSFERS  
 COUNTY OF SPARTANBURG )

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

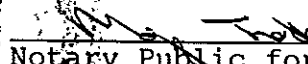
1. I have read the information on the back of this affidavit and I understand such information.
2. The properties being transferred bear Spartanburg County Tax Map Numbers: 3 06-00-012.00, 3 06-00-012.01, 3 06-00-012.02, 3 09-00-002.00, and an interest was transferred by Barbara C. Poteat to Teresa P. Cochran, Martin L. Poteat, III and Jean P. Covil on April 24, 2012, reserving a life estate unto herself.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):  
Deed is a gift for which no consideration is paid (transferring realty in which the value (consideration) as defined in Code Section 12-24-30, is equal to or less than one hundred dollars);.
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantor
5. I understand that a person required to furnish this affidavit who willfully 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.



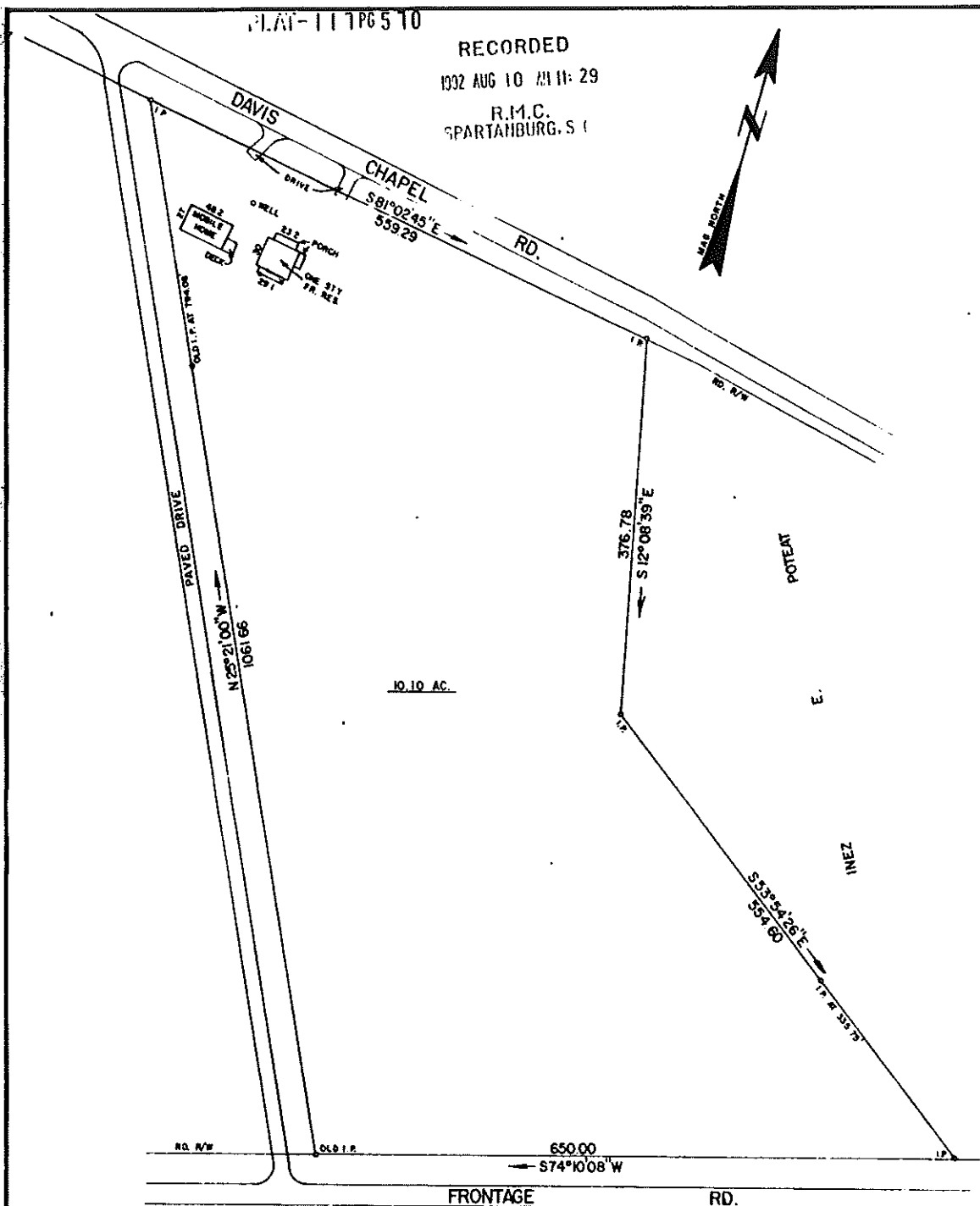
Responsible Person Connected with the Transaction

Howard R. Kinard  
 Print or Type Name Here

SWORN to before me this 25th  
 day of April, 2012.

  
 Notary Public for South Carolina  
 My Commission Expires: 1-15-2019

RECORDED IN DEED BOOK 106 PAGE 22  
 SPARTANBURG COUNTY, SOUTH CAROLINA



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA; AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED. THE BUILDING(S) OR WALL(S) SHOWN HEREON DO NOT ENCRONCH ON THE ADJACENT PROPERTY, EXCEPT AS SHOWN. I CERTIFY THAT THE RATIO OF THE FIELD SURVEY IS 1/7500 AND THE AREAS WERE DETERMINED BY THE D. M. O. METHOD OF CALCULATION. (THIS PROPERTY IS NOT IN ANY FLOOD HAZARD AREA AS SHOWN; ~~THE HAZARD AREA IS SHOWN BY THE FLOOD HAZARD ZONING MAP.~~)

REF. PLAT BOOK

REF. DEED BOOK

CLOSING SURVEY FOR

**MARTIN L. POTEAT, JR.**

LOCATED NEAR COWPENS

COUNTY: **SPARTANBURG** COUNTY BLOCK MAP: **3-6-00 PORTION OF 12** STATE: **SOUTH CAROLINA**

DATE: **JULY 23, 1992** FIELD BOOK: **W. C. TAYLOR** FIELD CHIEF DRAWN BY: **R. W. CROW**

REVISER:

SCALE 1" = 100'

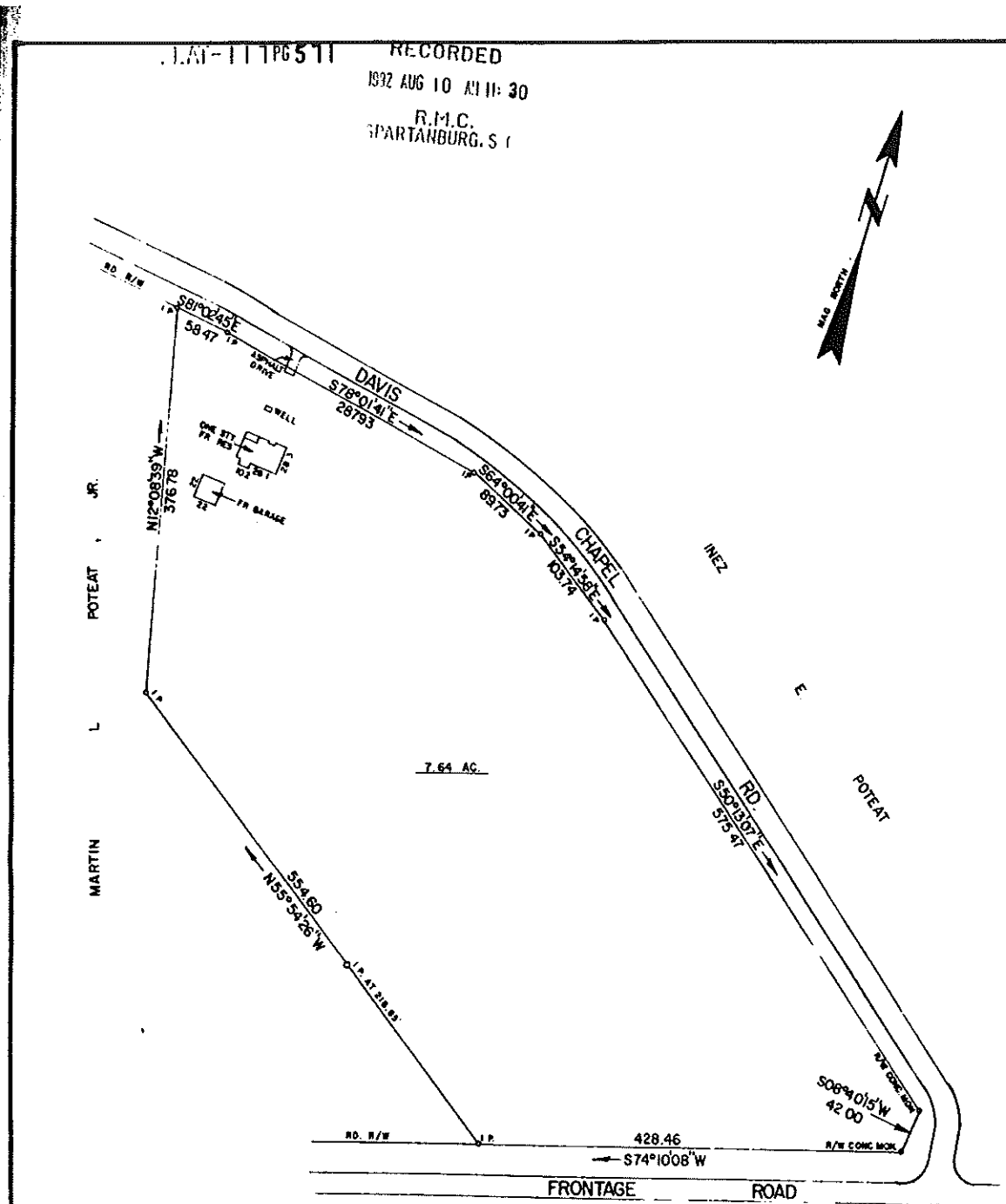
0 50 100 150 200 250 300

**WOLFE & HUSKEY, INC. - ENGINEERING and SURVEYING**  
P. O. BOX 35 - LYMAN, S. C. 29365


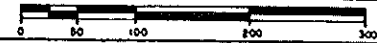
MEMBER OF THE S. C.  
SOCIETY OF PROFESSIONAL  
LAND SURVEYORS

*Signature*

REG. NO. (2509) 15243



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENT(S) OR PROJECTIONS OTHER THAN SHOWN. I HEREBY STATE THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/7500 AS SHOWN HEREON AND THE AREAS WERE DETERMINED BY THE D. M. D. METHOD OF CALCULATION; AND THAT A PORTION OF THIS PROPERTY IS (IS NOT) IN A FLOOD HAZARD AREA AS DEFINED BY THE FLOOD HAZARD MAP.

CLOSING SURVEY FOR				MEMBER OF THE S. C. SOCIETY OF PROFESSIONAL LAND SURVEYORS	
INEZ E. POTEAT					
LOCATED NEAR COWPENS					
COUNTY:	COUNTY BLOCK MAP:	STATE:			
SPARTANBURG	3-6-00 PORTION OF 12	SOUTH CAROLINA			
DATE: JULY 23, 1992	FIELD BOOK	FIELD CHIEF	DRAWN BY		
REVISED:		W.C. TAYLOR	R.W. CROW		
SCALE 1" = 100'					
					
WOLFE & HUSKEY, INC. - ENGINEERING and SURVEYING					
P. O. BOX 35 - LYMAN, S. C. 29365					
				REG. NO. (2509) 62269	



