

State of South Carolina,

BK 1831 PG 272

Form 14 -- Title to Real Estate  
67890

Revised 1976

FILED-RECORDED

Berry, Jr., Attorney at Law  
Post Office Box 368  
St. George, SC 29477

SEP 30 9 32 AM '97

Return to: Thomas O. Berry, Jr.  
P.O. Box 368  
St. George, SC 29477

LINDA MESSERVY  
REGISTER  
MESNE CONVEYANCES  
DORCHESTER COUNTY, SC

DORCHESTER COUNTY

SC Deed Rec Fee \_\_\_\_\_  
Dor Co Deed Rec Fee \_\_\_\_\_  
Filing Fee 10.00  
Exemption # 1

LINDA T. MESSERVY  
Register of Mesne Conveyances

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Ruby L. Wagers,

in the State aforesaid for and in consideration of the sum of  
One (\$1.00) Dollar, love and affection for my son, DOLLARS,  
to me in hand paid at and before the sealing of these presents by James P. Wagers

in the State aforesaid \_\_\_\_\_ the receipt whereof is hereby  
acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and  
release unto the said JAMES P. WAGERS:

All of my right, title, interest and inheritance in and to the following:

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying  
and being in the County of Dorchester, State of South Carolina, measuring and containing Thirty-Three and One-  
Half (33 ½) acres, more or less, and bounded as follows: North by lands of D.P. Wagers; East by lands of D.P.  
Wagers; South by the run of Indian Field Swamp; and West by lands of C.P. Wagers, as reference to a plat  
thereof by G.H. Muckenfuss, Surveyor, dated February 12 and 13, 1945, will more fully show.

Ruby L. Wagers inherited an interest in this property as an heir of the late Albert W. Wagers.

This property was conveyed to Albert W. Wagers by deed recorded in the RMC Office for Dorchester  
County in Book 82, Page 64.

This is the life estate reserved to me in a deed from Ruby L. Wagers to James P. Wagers recorded  
in the RMC Office for Dorchester County in Book 1450, Page 338.

Tax Map No. 023-00-00-080

Grantee's Address:  
1737 Highway 15 North  
St. George, SC 29477

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

James P. Wagers, his

Heirs and Assigns forever.

AND I do hereby bind myself and my Heirs,  
Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said  
James P. Wagers, his

Heirs and Assigns, against me and my Heirs, and all persons whomso-  
ever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal, this 19<sup>th</sup> day of September  
in the year of our Lord one thousand nine hundred and ninety-seven and in the two hundred and  
twenty-second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

J. Berry, Jr.  
Judy H. Boyd

Ruby L. Wagers (L. S.)  
Ruby L. Wagers (L. S.)

**The State of South Carolina,**

DORCHESTER County.

PERSONALLY appeared before me Judy H. Boyd  
and made oath that she saw the within named Ruby L. Wagers

sign, seal, and as her act and deed, deliver the within written Deed,  
and that she with Thomas O. Berry, Jr.  
witnessed the execution thereof.

SWORN to before me, this 19

day of September A.D. 19 97

[Signature] (SEAL)

Notary Public of South Carolina  
My Commission Expires:  
11/14/97

Judy H. Boyd

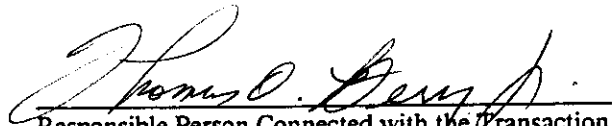
STATE OF SOUTH CAROLINA  
COUNTY OF DORCHESTER  
Filed for record this 30th  
day of September 19 97  
at 4:32a M and recorded  
in book 1831 page 272  
LINDA T. MESSERVY  
REGISTER OF MESNE CONVEYANCES

BK 1831 PG 274

**STATE OF SOUTH CAROLINA)**  
**COUNTY OF DORCHESTER )**

**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 the information.
2. The property being transferred is located at School District No. 4, bearing DORCHESTER COUNTY TAX MAP NUMBER 023-00-00-080, was transferred by Ruby L. Wagers to James P. Wagers on Sept. 19, 1997.
3. The deed is **NOT EXEMPT** from the deed recording fee, and the **FAIR MARKET VALUE IS** \_\_\_\_\_.
4. The deed is exempt from the deed recording fee because (Use new exemption numbers and explain reason for exemption):  
**EXEMPTION #** 1 (see new exemption numbers on enclosed sheet) **AND**  
**EXPLANATION FOR EXEMPTION** Mother conveying to son  
Consideration less than \$100.00.
5. 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 James P. Wagers
6. 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

SWORN to before me this 19

day of Sept. 19 97

  
 Notary Public for SC

My Commission Expires: 6/3/2006