



FINAL PLAT OF PHASE A

PARK PLACE ON HUDSON

A DEVELOPMENT BY
ASTERISK LAND PARTNERS, LLC

CERTIFICATE OF OWNERSHIP AND SURRENDER

I, the undersigned, hereby acknowledge that I am (we are) the owner(s) of the property shown hereon and that I (we) hereby adopt this plan of subdivision and that I (we) establish the minimum building restrictions and hereby dedicate to the public use of roads, streets, and easements, as shown on this drawing.

DATE: 7/26/2017 SIGNED: [Signature]
DATE: SIGNED:
DATE: SIGNED:

APPROVED FOR RECORDING - CITY OF GREENVILLE

I hereby certify that this subdivision plan shown hereon has been found to comply with the subdivision regulations of the City of Greenville, SC with the exceptions of such variances, if any, as are noted in the minutes of the City of Greenville Planning Commission of Greenville County, South Carolina and that it has been approved for recording in the office of the County Register at Greenville.

DATE: 7/26/2017 SIGNED: [Signature]

PLATTED AREA: 101.154 AC - 68893400
Phase A Area = 0.37 AC - 167500.00
Phase B Area = 0.28 AC - 123160.00
Phase C Area = 0.29 AC - 124000.00

1. ALL LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES AND SHALL BE USED FOR THE PURPOSES OF THE SUBDIVISION. 2. ALL LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION. 3. ALL LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION.

This survey was prepared in accordance with the provisions of the South Carolina Code of Laws, Title 46, Chapter 15, and the provisions of the South Carolina Code of Laws, Title 46, Chapter 15, and the provisions of the South Carolina Code of Laws, Title 46, Chapter 15.

1. ALL LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES AND SHALL BE USED FOR THE PURPOSES OF THE SUBDIVISION. 2. ALL LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION. 3. ALL LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION.

1. ALL LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES AND SHALL BE USED FOR THE PURPOSES OF THE SUBDIVISION. 2. ALL LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION. 3. ALL LOTS ARE TO BE USED FOR THE PURPOSES OF THE SUBDIVISION.

PLAT PREPARED FOR:

ASTERISK LAND PARTNERS, LLC

CONTRACTOR OF RECORD: [Name]
REGISTERED PROFESSIONAL ENGINEER
NO. [Number]
STATE OF SOUTH CAROLINA
CITY OF GREENVILLE

SCALE: 1"=20'

CITY OF GREENVILLE
PLAT # B-11710
PAGE # 1
SFC SC CHRD NORTH

54+12.197
12+21.21
12+21.21

EXISTING CURB LINE
SUBJECT TO R/W

EXISTING CURB LINE
SUBJECT TO R/W

EXISTING CURB LINE
SUBJECT TO R/W

EXISTING CURB LINE
SUBJECT TO R/W

EXISTING CURB LINE
SUBJECT TO R/W

EXISTING CURB LINE
SUBJECT TO R/W

EXISTING CURB LINE
SUBJECT TO R/W

EXISTING CURB LINE
SUBJECT TO R/W

SITE LOCATION

POINT OF COMMENCEMENT

SOUTH HUDSON STREET
SUBJECT TO R/W

Lot #	Length	Width
1	15.00	15.00
2	15.00	15.00
3	15.00	15.00
4	15.00	15.00
5	15.00	15.00
6	15.00	15.00
7	15.00	15.00
8	15.00	15.00
9	15.00	15.00
10	15.00	15.00
11	15.00	15.00
12	15.00	15.00
13	15.00	15.00
14	15.00	15.00
15	15.00	15.00
16	15.00	15.00
17	15.00	15.00
18	15.00	15.00
19	15.00	15.00
20	15.00	15.00
21	15.00	15.00
22	15.00	15.00
23	15.00	15.00
24	15.00	15.00
25	15.00	15.00
26	15.00	15.00
27	15.00	15.00
28	15.00	15.00
29	15.00	15.00
30	15.00	15.00
31	15.00	15.00
32	15.00	15.00
33	15.00	15.00
34	15.00	15.00
35	15.00	15.00
36	15.00	15.00
37	15.00	15.00
38	15.00	15.00
39	15.00	15.00
40	15.00	15.00
41	15.00	15.00
42	15.00	15.00
43	15.00	15.00
44	15.00	15.00
45	15.00	15.00
46	15.00	15.00
47	15.00	15.00
48	15.00	15.00
49	15.00	15.00
50	15.00	15.00
51	15.00	15.00
52	15.00	15.00
53	15.00	15.00
54	15.00	15.00
55	15.00	15.00
56	15.00	15.00
57	15.00	15.00
58	15.00	15.00
59	15.00	15.00
60	15.00	15.00
61	15.00	15.00
62	15.00	15.00
63	15.00	15.00
64	15.00	15.00
65	15.00	15.00
66	15.00	15.00
67	15.00	15.00
68	15.00	15.00
69	15.00	15.00
70	15.00	15.00
71	15.00	15.00
72	15.00	15.00
73	15.00	15.00
74	15.00	15.00
75	15.00	15.00
76	15.00	15.00
77	15.00	15.00
78	15.00	15.00
79	15.00	15.00
80	15.00	15.00
81	15.00	15.00
82	15.00	15.00
83	15.00	15.00
84	15.00	15.00
85	15.00	15.00
86	15.00	15.00
87	15.00	15.00
88	15.00	15.00
89	15.00	15.00
90	15.00	15.00
91	15.00	15.00
92	15.00	15.00
93	15.00	15.00
94	15.00	15.00
95	15.00	15.00
96	15.00	15.00
97	15.00	15.00
98	15.00	15.00
99	15.00	15.00
100	15.00	15.00

Lot #	Length	Width
1	15.00	15.00
2	15.00	15.00
3	15.00	15.00
4	15.00	15.00
5	15.00	15.00
6	15.00	15.00
7	15.00	15.00
8	15.00	15.00
9	15.00	15.00
10	15.00	15.00
11	15.00	15.00
12	15.00	15.00
13	15.00	15.00
14	15.00	15.00
15	15.00	15.00
16	15.00	15.00
17	15.00	15.00
18	15.00	15.00
19	15.00	15.00
20	15.00	15.00
21	15.00	15.00
22	15.00	15.00
23	15.00	15.00
24	15.00	15.00
25	15.00	15.00
26	15.00	15.00
27	15.00	15.00
28	15.00	15.00
29	15.00	15.00
30	15.00	15.00
31	15.00	15.00
32	15.00	15.00
33	15.00	15.00
34	15.00	15.00
35	15.00	15.00
36	15.00	15.00
37	15.00	15.00
38	15.00	15.00
39	15.00	15.00
40	15.00	15.00
41	15.00	15.00
42	15.00	15.00
43	15.00	15.00
44	15.00	15.00
45	15.00	15.00
46	15.00	15.00
47	15.00	15.00
48	15.00	15.00
49	15.00	15.00
50	15.00	15.00
51	15.00	15.00
52	15.00	15.00
53	15.00	15.00
54	15.00	15.00
55	15.00	15.00
56	15.00	15.00
57	15.00	15.00
58	15.00	15.00
59	15.00	15.00
60	15.00	15.00
61	15.00	15.00
62	15.00	15.00
63	15.00	15.00
64	15.00	15.00
65	15.00	15.00
66	15.00	15.00
67	15.00	15.00
68	15.00	15.00
69	15.00	15.00
70	15.00	15.00
71	15.00	15.00
72	15.00	15.00
73	15.00	15.00
74	15.00	15.00
75	15.00	15.00
76	15.00	15.00
77	15.00	15.00
78	15.00	15.00
79	15.00	15.00
80	15.00	15.00
81	15.00	15.00
82	15.00	15.00
83	15.00	15.00
84	15.00	15.00
85	15.00	15.00
86	15.00	15.00
87	15.00	15.00
88	15.00	15.00
89	15.00	15.00
90	15.00	15.00
91	15.00	15.00
92	15.00	15.00
93	15.00	15.00
94	15.00	15.00
95	15.00	15.00
96	15.00	15.00
97	15.00	15.00
98	15.00	15.00
99	15.00	15.00
100	15.00	15.00

LEGAL DESCRIPTIONS AND AREAS FOR LOTS A1-A9

LEGAL DESCRIPTION FOR LOT A1: [Detailed description of Lot A1, including bearings, distances, and area.]
LEGAL DESCRIPTION FOR LOT A2: [Detailed description of Lot A2, including bearings, distances, and area.]
LEGAL DESCRIPTION FOR LOT A3: [Detailed description of Lot A3, including bearings, distances, and area.]
LEGAL DESCRIPTION FOR LOT A4: [Detailed description of Lot A4, including bearings, distances, and area.]
LEGAL DESCRIPTION FOR LOT A5: [Detailed description of Lot A5, including bearings, distances, and area.]
LEGAL DESCRIPTION FOR LOT A6: [Detailed description of Lot A6, including bearings, distances, and area.]
LEGAL DESCRIPTION FOR LOT A7: [Detailed description of Lot A7, including bearings, distances, and area.]
LEGAL DESCRIPTION FOR LOT A8: [Detailed description of Lot A8, including bearings, distances, and area.]
LEGAL DESCRIPTION FOR LOT A9: [Detailed description of Lot A9, including bearings, distances, and area.]



2021074060

3 Pgs

DEED Book: DE 2631 Page: 2409 - 2411
August 2, 2021 01:02:44 PM Cons: \$925,000.00
Rec: \$15.00 Cnty Tax: \$1,017.50 State Tax: \$2,405.00
E-FILED IN GREENVILLE COUNTY, SC *Tammy J. Henry*

Prepared by:
Keeble & Brown, PA
109 Laurens Rd., Ste 2A
Greenville, SC 29607

GRANTEE ADDRESS: 100 South Hudson Street, Unit A1, Greenville, SC 29601

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF GREENVILLE) (No title search performed or certified)

KNOW ALL MEN BY THESE PRESENTS, that KAREN BOTTOMS BARRETO, TRUSTEE OF KAREN BOTTOMS BARRETO TRUST DATED OCTOBER 25, 2002 (henceforth referred to as "Grantor"), in consideration of NINE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$925,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto FREDERICK A. STEIF AND CAROL STEIF (henceforth referred to as "Grantee"), AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AT TENANTS IN COMMON, their successors, heirs, and assigns, forever, Grantor's entire right, title and interest in and to the following described property:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of way, if any, affecting the above-described property.

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

WITNESS the Grantor's hand and seal this 26th day of July, 2021

Karen Bottoms Barreto Trust dated October 25, 2002

By: Karen Bottoms Barreto
Karen Bottoms Barreto, Trustee

SIGNED, sealed and delivered
in the presence of:

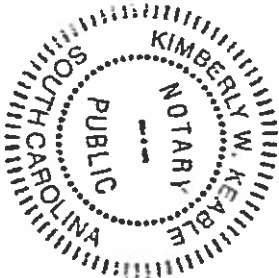
[Signature]
Witness 1

[Signature]
Witness 2/Notary

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ACKNOWLEDGMENT

I, the undersigned notary public, hereby certify that Karen Bottoms Barreto, Trustee of Karen Bottoms Barreto Trust dated October 25, 2002 personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal, this 26th day of July, 2021.



[Signature]
NOTARY PUBLIC for South Carolina
My Commission Expires: 7/16/28

1

EXHIBIT A

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being shown and designated as Unit No. A-1 on a plat entitled "Final Plat of Phase A - Park Place on Hudson" prepared by Cornerstone of Seneca, Inc., dated April 20, 2017, and recorded April 26, 2017, in Plat Book 1268 at Page 94, in the Office of the Register of Deeds for Greenville County, South Carolina. Reference is hereby made to aforesaid subdivision plat for a more complete and accurate metes and bounds description thereof.

This being the same property conveyed to Karen Bottoms Barreto, Trustee of the Karen Bottoms Barreto Trust dated October 25, 2002 and any amendments thereto by deed of Asterisk Land Partners, LLC dated May 23, 2017, and recorded May 24, 2017, in Deed Book 2513 at Page 1697 in the Office of the Register of Deeds for Greenville County, South Carolina.

For informational purposes only:

Parcel ID: 0052.00-05-001.01

Property Address: 100 South Hudson Street, Unit A1, Greenville, SC 29601

File No.: 1234Barreto

GENERAL WARRANTY DEED

Page 3 of 3



FINAL PLAT OF PHASE B & C PARK PLACE ON HUDSON A DEVELOPMENT BY ASTERISK LAND PARTNERS, LLC

CERTIFICATE OF OWNERSHIP AND DEMAND

The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown here on and that I (we) hereby adopt this plan of subdivision and that I (we) establish the minimum building restrictions and hereby dedicate to the public use as roads, streets, and easements, as shown on this plan, the following:

DATE: 1/18/2018 SIGNED: [Signature]
DATE: 1/18/2018 SIGNED: [Signature]

APPROVED FOR RECORDING-CITY OF GREENVILLE

I hereby certify that this subdivision plan shown hereon has been found to comply with the subdivision regulations for the City of Greenville, SC with the exceptions of such variances, if any, as are noted in the minutes of the City of Greenville Planning Commission of Greenville County, South Carolina and that it has been approved for recording in the office of the County Register of Deeds.

PLATTED AREA TOTAL 1.54 AC-- 66893sqft
Phase A Area = 0.374ac-- 16230sqft
Phase B Area = 0.26ac-- 12316sqft
Phase C Area = 0.29ac-- 12480sqft

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREON. PROPERTY SUBJECT TO RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS. THIS PLAN IS NOT NECESSARILY VALID UNTIL THE DATE OF RECORDING.

This survey was prepared with documents gathered from various sources, but no title examination was limited by or of records shown recorded or unrecorded that may affect the property. These may include easements, rights of way, and other interests, and any other right or interest may be affected by this survey. The surveyor is not responsible for the accuracy of the information shown on this plan, and the surveyor is not responsible for the accuracy of the information shown on this plan, and the surveyor is not responsible for the accuracy of the information shown on this plan.

AX MAP PARCEL # 00200000000
EXEMPTION: THIS IS THE PROPERTY DESCRIBED IN
DEED BOOK 2507 PAGE 32282310 PAGE 4012
ESS 2510 PAGE 4017

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
CITY OF GREENVILLE
AREA OF PARCEL: 1.54 ACRES
DATE: JANUARY 3, 2018
EXEMPTED ON

PLAT PREPARED FOR

STERISK LAND PARTNERS, LLC

REGISTERED PROFESSIONAL SURVEYOR
MICHAEL L. HENDERSON, PS 6846
SCALE: 1"=20'

Recorded this 20th day of
January, 2018, and Certified
Register of Deeds, GREENVILLE County.



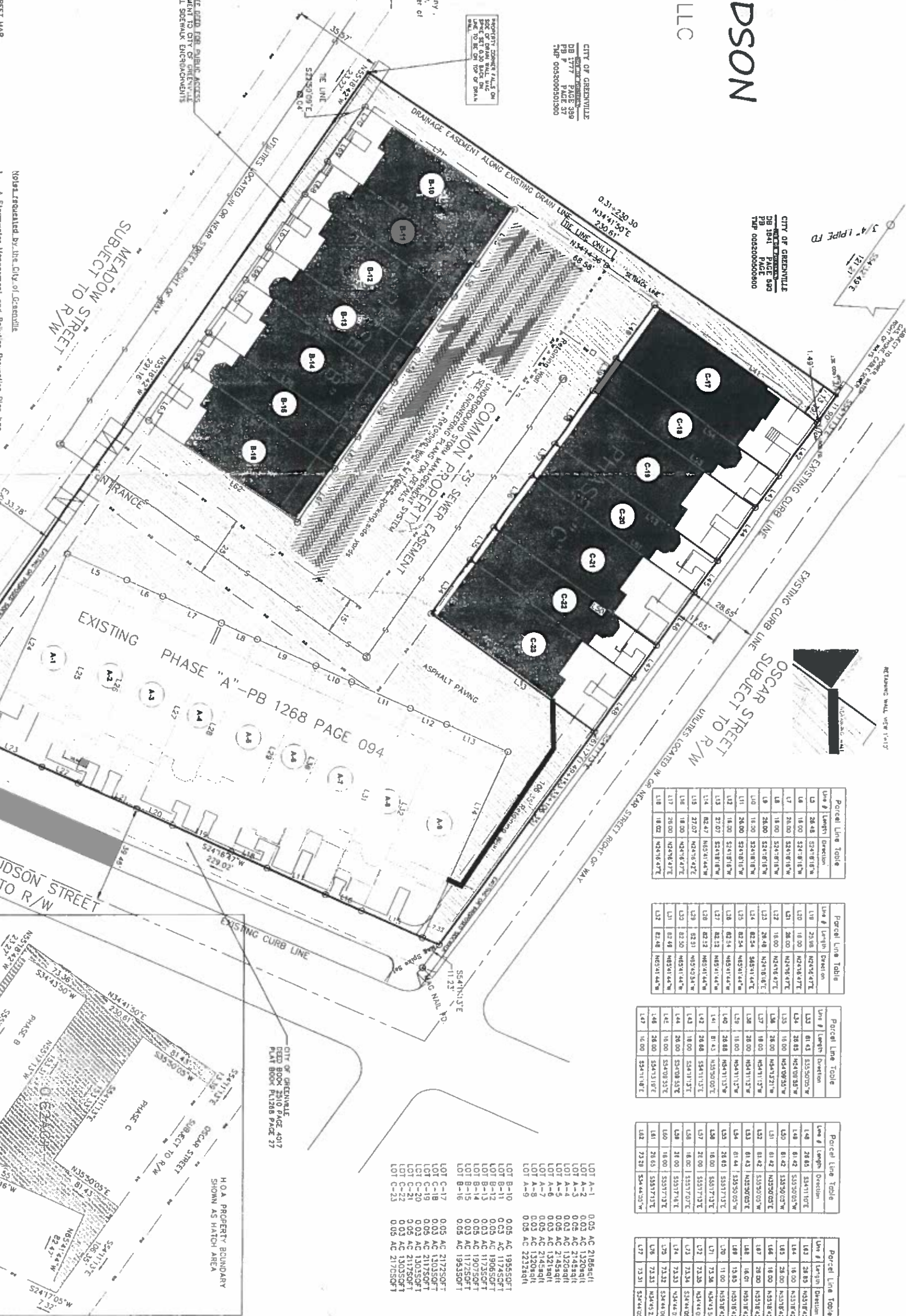
LOCATION MAP FROM OPEN STREET MAP

Labels provided by the City of Greenville
1. A Stormwater Management and Pollution Prevention Plan has been approved for this subdivision and will be applied for and disturbing activities. Each property owner will comply with this plan and the subdivision plan is prepared and approved for that property.
2. The storm drain system, stormwater detention system, and any associated engineering documents are prepared and maintained by the City of Greenville. The City of Greenville is not responsible for and will not maintain these features.
3. This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions of the PARK PLACE ON HUDSON, HOA, INC as recorded in Deed Book 2506 page 2162 at the Greenville County Register of Deeds Office.

2018003527 PL BK 1293 PG 0027 (LAST PAGE)

MEADOW STREET
SUBJECT TO R/W

PHASE A
PHASE B
PHASE C
SUBJECT TO R/W



Parcel Line Table		
Line #	Length	Direction
L1	28.43	S24°18'18\"
L2	18.00	S24°18'18\"
L3	18.00	S24°18'18\"
L4	18.00	S24°18'18\"
L5	18.00	S24°18'18\"
L6	18.00	S24°18'18\"
L7	18.00	S24°18'18\"
L8	18.00	S24°18'18\"
L9	18.00	S24°18'18\"
L10	18.00	S24°18'18\"
L11	18.00	S24°18'18\"
L12	18.00	S24°18'18\"
L13	18.00	S24°18'18\"
L14	18.00	S24°18'18\"
L15	18.00	S24°18'18\"
L16	18.00	S24°18'18\"
L17	18.00	S24°18'18\"
L18	18.00	S24°18'18\"

Parcel Line Table		
Line #	Length	Direction
L19	25.98	S24°18'18\"
L20	18.00	S24°18'18\"
L21	18.00	S24°18'18\"
L22	18.00	S24°18'18\"
L23	18.00	S24°18'18\"
L24	18.00	S24°18'18\"
L25	18.00	S24°18'18\"
L26	18.00	S24°18'18\"
L27	18.00	S24°18'18\"
L28	18.00	S24°18'18\"
L29	18.00	S24°18'18\"
L30	18.00	S24°18'18\"
L31	18.00	S24°18'18\"
L32	18.00	S24°18'18\"
L33	18.00	S24°18'18\"
L34	18.00	S24°18'18\"
L35	18.00	S24°18'18\"
L36	18.00	S24°18'18\"
L37	18.00	S24°18'18\"
L38	18.00	S24°18'18\"
L39	18.00	S24°18'18\"
L40	18.00	S24°18'18\"
L41	18.00	S24°18'18\"
L42	18.00	S24°18'18\"
L43	18.00	S24°18'18\"
L44	18.00	S24°18'18\"
L45	18.00	S24°18'18\"
L46	18.00	S24°18'18\"
L47	18.00	S24°18'18\"
L48	18.00	S24°18'18\"
L49	18.00	S24°18'18\"
L50	18.00	S24°18'18\"
L51	18.00	S24°18'18\"
L52	18.00	S24°18'18\"
L53	18.00	S24°18'18\"
L54	18.00	S24°18'18\"
L55	18.00	S24°18'18\"
L56	18.00	S24°18'18\"
L57	18.00	S24°18'18\"
L58	18.00	S24°18'18\"
L59	18.00	S24°18'18\"
L60	18.00	S24°18'18\"
L61	18.00	S24°18'18\"
L62	18.00	S24°18'18\"
L63	18.00	S24°18'18\"
L64	18.00	S24°18'18\"
L65	18.00	S24°18'18\"
L66	18.00	S24°18'18\"
L67	18.00	S24°18'18\"
L68	18.00	S24°18'18\"
L69	18.00	S24°18'18\"
L70	18.00	S24°18'18\"
L71	18.00	S24°18'18\"
L72	18.00	S24°18'18\"
L73	18.00	S24°18'18\"
L74	18.00	S24°18'18\"
L75	18.00	S24°18'18\"
L76	18.00	S24°18'18\"
L77	18.00	S24°18'18\"
L78	18.00	S24°18'18\"
L79	18.00	S24°18'18\"
L80	18.00	S24°18'18\"
L81	18.00	S24°18'18\"
L82	18.00	S24°18'18\"
L83	18.00	S24°18'18\"
L84	18.00	S24°18'18\"
L85	18.00	S24°18'18\"
L86	18.00	S24°18'18\"
L87	18.00	S24°18'18\"
L88	18.00	S24°18'18\"
L89	18.00	S24°18'18\"
L90	18.00	S24°18'18\"
L91	18.00	S24°18'18\"
L92	18.00	S24°18'18\"
L93	18.00	S24°18'18\"
L94	18.00	S24°18'18\"
L95	18.00	S24°18'18\"
L96	18.00	S24°18'18\"
L97	18.00	S24°18'18\"
L98	18.00	S24°18'18\"
L99	18.00	S24°18'18\"
L100	18.00	S24°18'18\"

Parcel Line Table		
Line #	Length	Direction
L91	28.43	S24°18'18\"
L92	18.00	S24°18'18\"
L93	18.00	S24°18'18\"
L94	18.00	S24°18'18\"
L95	18.00	S24°18'18\"
L96	18.00	S24°18'18\"
L97	18.00	S24°18'18\"
L98	18.00	S24°18'18\"
L99	18.00	S24°18'18\"
L100	18.00	S24°18'18\"
L101	18.00	S24°18'18\"
L102	18.00	S24°18'18\"
L103	18.00	S24°18'18\"
L104	18.00	S24°18'18\"
L105	18.00	S24°18'18\"
L106	18.00	S24°18'18\"
L107	18.00	S24°18'18\"
L108	18.00	S24°18'18\"
L109	18.00	S24°18'18\"
L110	18.00	S24°18'18\"
L111	18.00	S24°18'18\"
L112	18.00	S24°18'18\"
L113	18.00	S24°18'18\"
L114	18.00	S24°18'18\"
L115	18.00	S24°18'18\"
L116	18.00	S24°18'18\"
L117	18.00	S24°18'18\"
L118	18.00	S24°18'18\"
L119	18.00	S24°18'18\"
L120	18.00	S24°18'18\"
L121	18.00	S24°18'18\"
L122	18.00	S24°18'18\"
L123	18.00	S24°18'18\"
L124	18.00	S24°18'18\"
L125	18.00	S24°18'18\"
L126	18.00	S24°18'18\"
L127	18.00	S24°18'18\"
L128	18.00	S24°18'18\"
L129	18.00	S24°18'18\"
L130	18.00	S24°18'18\"
L131	18.00	S24°18'18\"
L132	18.00	S24°18'18\"
L133	18.00	S24°18'18\"
L134	18.00	S24°18'18\"
L135	18.00	S24°18'18\"
L136	18.00	S24°18'18\"
L137	18.00	S24°18'18\"
L138	18.00	S24°18'18\"
L139	18.00	S24°18'18\"
L140	18.00	S24°18'18\"
L141	18.00	S24°18'18\"
L142	18.00	S24°18'18\"
L143	18.00	S24°18'18\"
L144	18.00	S24°18'18\"
L145	18.00	S24°18'18\"
L146	18.00	S24°18'18\"
L147	18.00	S24°18'18\"
L148	18.00	S24°18'18\"
L149	18.00	S24°18'18\"
L150	18.00	S24°18'18\"
L151	18.00	S24°18'18\"
L152	18.00	S24°18'18\"
L153	18.00	S24°18'18\"
L154	18.00	S24°18'18\"
L155	18.00	S24°18'18\"
L156	18.00	S24°18'18\"
L157	18.00	S24°18'18\"
L158	18.00	S24°18'18\"
L159	18.00	S24°18'18\"
L160	18.00	S24°18'18\"
L161	18.00	S24°18'18\"
L162	18.00	S24°18'18\"
L163	18.00	S24°18'18\"
L164	18.00	S24°18'18\"
L165	18.00	S24°18'18\"
L166	18.00	S24°18'18\"
L167	18.00	S24°18'18\"
L168	18.00	S24°18'18\"
L169	18.00	S24°18'18\"
L170	18.00	S24°18'18\"
L171	18.00	S24°18'18\"
L172	18.00	S24°18'18\"
L173	18.00	S24°18'18\"
L174	18.00	S24°18'18\"
L175	18.00	S24°18'18\"
L176	18.00	S24°18'18\"
L177	18.00	S24°18'18\"
L178	18.00	S24°18'18\"
L179	18.00	S24°18'18\"
L180	18.00	S24°18'18\"

Parcel Line Table		
Line #	Length	Direction
L161	28.43	S24°18'18\"
L162	18.00	S24°18'18\"
L163	18.00	S24°18'18\"
L164	18.00	S24°18'18\"
L165	18.00	S24°18'18\"
L166	18.00	S24°18'18\"
L167	18.00	S24°18'18\"
L168	18.00	S24°18'18\"
L169	18.00	S24°18'18\"
L170	18.00	S24°18'18\"
L171	18.00	S24°18'18\"
L172	18.00	S24°18'18\"
L173	18.00	S24°18'18\"
L174	18.00	S24°18'18\"
L175	18.00	S24°18'18\"
L176	18.00	S24°18'18\"
L177	18.00	S24°18'18\"
L178	18.00	S24°18'18\"
L179	18.00	S24°18'18\"
L180	18.00	S24°18'18\"
L181	18.00	S24°18'18\"
L182	18.00	S24°18'18\"
L183	18.00	S24°18'18\"
L184	18.00	S24°18'18\"
L185	18.00	S24°18'18\"
L186	18.00	S24°18'18\"
L187	18.00	S24°18'18\"
L188	18.00	S24°18'18\"
L189	18.00	S24°18'18\"
L190	18.00	S24°18'18\"
L191	18.00	S24°18'18\"
L192	18.00	S24°18'18\"
L193	18.00	S24°18'18\"
L194	18.00	S24°18'18\"
L195	18.00	S24°18'18\"
L196	18.00	S24°18'18\"
L197	18.00	S24°18'18\"
L198	18.00	S24°18'18\"
L199	18.00	S24°18'18\"
L200	18.00	S24°18'18\"

Parcel Line Table		
Line #	Length	Direction
L201	28.43	S24°18'18\"
L202	18.00	S24°18'18\"
L203	18.00	S24°18'18\"
L204	18.00	S24°18'18\"
L205	18.00	S24°18'18\"
L206	18.00	S24°18'18\"
L207	18.00	S24°18'18\"
L208	18.00	S24°18'18\"
L209	18.00	S24°18'18\"
L210	18.00	S24°18'18\"
L211	18.00	S24°18'18\"
L212	18.00	S24°18'18\"
L213	18.00	S24°18'18\"
L214	18.00	S24°18'18\"
L215	18.00	S24°18'18\"
L216	18.00	S24°18'18\"
L217	18.00	S24°18'18\"
L218	18.00	S24°18'18\"
L219	18.00	S24°18'18\"
L220	18.00	S24°18'18\"
L221	18.00	S24°18'18\"
L222	18.00	S24°18'18\"
L223	18.00	S24°18'18\"
L224	18.00	S24°18'18\"
L225	18.00	S24°18'18\"
L226	18.00	S24°18'18\"
L227	18.00	S24°18'18\"
L228	18.00	S24°18'18\"
L229	18.00	S24°18'18\"
L230	18.00	S24°18'18\"

SCALE: 1"=50'



2019001366

4 Pgs

2

OCD Book: DE 2556 Page: 0743 - 0746
January 8, 2019 09:55:40 AM Cons: \$1.00
Rec: \$10.00 Cnty Tax: EXEMPT State Tax: EXEMPT
E-FILED IN GREENVILLE COUNTY, SC

T. J. Henry

Prepared by:
Keable & Brown, PA
109 Laurens Rd., Bldg 2, Ste A
Greenville, SC 29607

GRANTEE ADDRESS: 100 S. Hudson St., Unit 1A, Greenville, SC 29601

STATE OF SOUTH CAROLINA)
) QUITCLAIM DEED
COUNTY OF GREENVILLE) (NO TITLE SEARCH PERFORMED OF CERTIFIED)

KNOW ALL MEN BY THESE PRESENTS, that ASTERISK LAND PARTNERS, LLC, in consideration of One and No/100 Dollar (\$1.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto PARK PLACE ON HUDSON HOA, INC., its successors and assigns, forever any interest It may have in the following property:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

This property is being conveyed "AS IS".

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, Grantee's heirs and assigns forever, so that neither the said Grantor nor Grantor's heirs and assigns, nor any other person or persons, claiming under Grantor, shall at any time hereafter, by any way or means, have, claim or demand any right of title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

WITNESS the grantor's hand and seal this 7th day of January, 2019.

SIGNED, sealed and delivered
in the presence of:

Asterisk Land Partners, LLC

Robert J. Barreto
Witness 1

By: [Signature]

Robert J. Barreto, Managing Member

[Signature]
Witness 2

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, the undersigned notary public, hereby certify that Robert J. Barreto as Managing Member of Asterisk Land Partners, LLC personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal, this 7th day of January, 2019.

[Signature]
NOTARY PUBLIC for South Carolina

Print Name: Kimberly W. Keable

My Commission Expires: 7/16/28

(2)

EXHIBIT A

All those certain pieces, parcels or tracts of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as "COMMON PROPERTY" containing 0.62 acres, more or less, "ASPHALT PAVING," "UNDERGROUND STORM MANAGEMENT SYSTEM" and any other open space or areas not specifically labeled as a A-1 through A-9, B-10 through B-16, or C-17 through C-23 on a plat entitled "Final Plat of Phase A - Park Place on Hudson" prepared by Cornerstone of Seneca, Inc. dated April 20, 2017 and recorded April 26, 2017, in Plat Book 1268 at Page 94 and/or on a plat entitled "Final Plat of Phase B&C - Park Place on Hudson" prepared by Cornerstone of Seneca, Inc. dated January 5, 2018 and recorded on January 18, 2018 in Plat Book 1293 at Page 27 in the Office of the Register of Deeds for Greenville County, South Carolina.

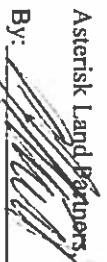
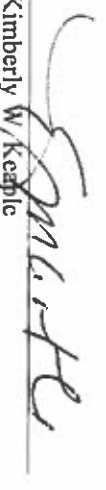
This is a portion of that property conveyed to Asterisk Land Partners, LLC by deed of Robert J. Barreto dated December 31, 2014 and recorded December 31, 2014 in Deed Book 2457 at Page 3228, and by Corrective Deed dated and recorded April 28, 2016 in Deed Book 2486, Page 5364 in the Office of the Register of Deeds for Greenville County, SC. See also deed from City of Greenville to Asterisk Land Partners, LLC dated April 17, 2017 and recorded April 18, 2017 in Deed Book 2510, Page 4012, Greenville County Records.

For informational purposes only: p\o TMS# 0052.00-05-001.00

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) DEED AFFIDAVIT

PERSONALLY appeared before me the undersigned, who 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 the common area for Park Place on Hudson, Greenville County plo TMS# 0052.00-05-001.00 and was transferred by Asterisk Land Partners, LLC to Park Place on Hudson HOA, Inc. on January 7, 2019.
- 3) Check one of the following – the deed is:
 - (a) _____ subject to the deed recording fees as a transfer for consideration 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) ☒ X exempt from the deed recording fee under Exemption 1.
- 4) Check one of the following if either item 3(a) or 3(b) above has been checked:
 - (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: \$ _____
 - (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 recording fee due is \$0.
- 8) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as the Grantor.
- 9) 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.

Asterisk Land Partners, LLC
By:  Robert J. Barreto, Managing Member
Sworn to before me this 7th day of January, 2019.

Kimberly W. Keable
Notary Public for South Carolina
My Commission Expires: 7/16/28

Grantee's Address: 100 S. Hudson Street, Unit B-16, Greenville, SC 29601

NO TITLE EXAMINATION PERFORMED

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that Doug R. Heinzer and Cynthia J. Heinzer (hereinafter collectively referred to as "Grantor"), in consideration of the sum of Ten Dollars and 00/100 (\$10.00) Dollars, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does hereby grant, bargain, sell and release unto Douglas Ralph Heinzer, as Trustee of the Doug Heinzer Revocable Trust, dated the 22nd day of September, 2020 and Cynthia Jeanne Heinzer, as Trustee of the Cynthia Jeanne Heinzer Revocable Trust, dated the 22nd day of September, 2020, ("hereinafter collectively referred to as "Grantee") their successors and assigns forever, the following real property, to-wit:

All of Grantor's Interest in and to the following Property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made subject to all restrictions, reservations, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, that may appear of record on the recorded plat(s), or on the premises, affecting the above described property.

NOTICE: This Property Subject to Declaration of Covenants and Restrictions recorded in Deed Book 2489 at Page 2971, Greenville County Register of Deeds and any subsequent Amendments thereto.

NOTICE: This Property Subject to Declaration of Covenants, Conditions and Restrictions for Park Place on Hudson recorded in Deed Book 2506 at Page 2162, Greenville County Register of Deeds and any subsequent Amendments thereto.

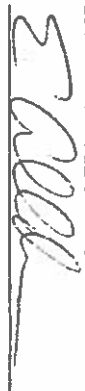
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the above described premises belonging and in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), its successors and assigns, forever.

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

WITNESS, the Grantor's hand and seal this 22 day of September, 2020.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

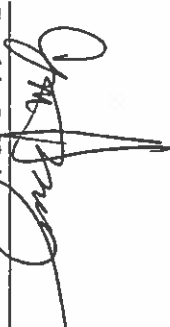




Doug R. Heinzer







Cynthia J. Heitner



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
ACKNOWLEDGMENT

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Doug R. Heinzer, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22 day of September, 2020.



Tyler McLeod
Notary Public for South Carolina
My Commission Expires: 11-13-2023

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
ACKNOWLEDGMENT

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Cynthia J. Heinzer, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22 day of September, 2020.



Tyler McLeod
Notary Public for South Carolina
My Commission Expires: 11-13-2023

EXHIBIT A

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being shown and designated as **Unit No. B-16** on a plat entitled "**Final Plat of Phase B & C - Park Place on Hudson**" prepared by Cornerstone of Seneca, Inc., dated January 5, 2018 and recorded on January 18, 2018 in Plat Book 1293, Page 27, in the Office of the Register of Deeds for Greenville County, South Carolina. Reference is hereby made to aforesaid subdivision plat for a more complete and accurate metes and bounds description thereof.

This being the same property conveyed to Douglas R. Heinzer and Cynthia J. Heinzer by deed of Asterisk Land Partners, LLC dated November 7, 2018 and recorded in the Office of the Register of Deeds for Greenville County on November 9, 2018 in Deed Book 2551 at Page 5805.

TMS#: 0052.00-05-001.16

Property Address: 100 S. Hudson Street, Unit B-16, Greenville, SC 29601

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) 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 bears Greenville County Tax Map 0052.00-05-001.16 was transferred by Doug R. Heinzer and Cynthia J. Heinzer to Douglas Ralph Heinzer as Trustee of the Dog Heinzer Revocable Trust, dated the 22nd day of September, 2020 and Cynthia Jeanne Heinzer, as Trustee of the Cynthia Jeanne Heinzer Revocable Trust, dated the 22nd day of September, 2020.
3. Check one of the following: The Declaration of Covenants and Restrictions 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) X _____ exempt from the deed recording fee because of Exemption # 9 (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 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: Attorney for Grantor/Grantee

9. 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.

By: Tyler McLeod
Responsible Person Connected with the Transaction

Tyler F. McLeod
Print or Type Name Here

SWORN to before me this 23
day of September 2020.

Dane Seethu
Notary Public for South Carolina
My commission expires: 1-13-23



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. 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 \$100,00;
- (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 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 that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.

(13) foreclosure (mortgagor to mortgagee);

(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.



DEED Book: DE 2556 Page: 0692 - 0694
January 8, 2019 08:29:23 AM Cons: \$566,514.70
Rec: \$10.00 Cnty Tax: \$623.70 State Tax: \$1,474.20
E-FILED IN GREENVILLE COUNTY, SC *T. H. & H. H.*

Prepared by:
Keable & Brown, PA
109 Laurens Road, Bld. 2, Suite A
Greenville, SC 29607

GRANTEE ADDRESS: 100 S. Hudson Street, Unit B-15, Greenville, SC 29601

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that ASTERISK LAND PARTNERS, LLC, in consideration of Five Hundred Sixty Six Thousand Five Hundred Fourteen and 70/100 Dollars (\$566,514.70), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto SHAWN KARL MATHIAS, his heirs and assigns, forever, Grantor's Entire Right, Title and Interest in and to the following described property:

SEE EXHIBIT A ATTACHED HERETO

NOTICE: This Property Subject to Declaration of Covenants and Restrictions recorded in Deed Book 2489 at Page 2971, Greenville County Register of Deeds and any subsequent Amendments thereto.

NOTICE: This Property Subject to Declaration of Covenants, Conditions and Restrictions for Park Place on Hudson recorded in Deed Book 2506 at Page 2162, Greenville County Register of Deeds and any subsequent Amendments thereto.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of way, if any, affecting the above-described property.

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

WITNESS the grantor's hand and seal this 7th day of January, 2019.

SIGNED, sealed and delivered
in the presence of:

Ann Lucie Cuta
Witness 1

Asterisk Land Partners, LLC

BY:

Robert J. Barreto
Robert J. Barreto
Its: Managing Member

Kimberly W. Keable
Witness 2/Notary

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF GREENVILLE)

I, the undersigned notary public, hereby certify that Robert J. Barreto, Managing Member for Asterisk Land Partners, LLC personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal, this 7th day of January, 2019.

Kimberly W. Keable
NOTARY PUBLIC for South Carolina
Printed Name of Notary: Kimberly W. Keable
My Commission Expires: 7/16/2028

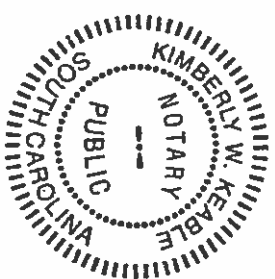


EXHIBIT A

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being shown and designated as **Unit No. B-15** on a plat entitled "**Final Plat of Phase B & C - Park Place on Hudson**" prepared by Cornerstone of Seneca, Inc., dated January 5, 2018 and recorded on January 18, 2018 in Plat Book 1293, Page 27 , in the Office of the Register of Deeds for Greenville County, South Carolina. Reference is hereby made to aforesaid subdivision plat for a more complete and accurate metes and bounds description thereof.

This is a portion of that property conveyed to Asterisk Land Partners, LLC by deed of Robert J. Barreto dated December 31, 2014 and recorded December 31, 2014 in Deed Book 2457 at Page 3228, and by Corrective Deed dated and recorded April 28, 2016 in Deed Book 2486, Page 5364 in the Office of the Register of Deeds for Greenville County, SC. See also deed from City of Greenville to Asterisk Land Partners, LLC dated April 17, 2017 and recorded April 18, 2017 in Deed Book 2510, Page 4012, Greenville County Records.

**For informational purposes only: Out of TMS# 0052.00-05-001.00
New TMS# beginning 2019 -- 0052.00-05-001.15
Property Address: 100 S. Hudson Street, Unit B-15, Greenville, SC 29601**



Prepared by:
Keeble & Brown, P.A
109 Laurens Road, Bld. 2, Suite A
Greenville, SC 29607

DEED Book: DE 2547 Page: 1809 - 1811 2018068794 3 Pgs
September 10, 2018 10:34:49 AM Cons: \$715,277.41
Rec: \$10.00 Chy Tax: \$787.05 State Tax: \$1,860.30
E-FILED IN GREENVILLE COUNTY, SC
Tally & Henry

GRANTEE ADDRESS: 100 S. Hudson Street, Unit B-14, Greenville, SC 29601

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that **ASTERISK LAND PARTNERS, LLC**, in consideration of Seven Hundred Fifteen Thousand Two Hundred Seventy Seven and 41/100 Dollars (\$715,277.41), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **MARK J. DORAN AND DEIDRE L. DORAN, as Joint Tenants with Rights of Survivorship and not as tenants in common**, their heirs and assigns, forever, Grantor's Entire Right, Title and Interest in and to the following described property:

SEE EXHIBIT A ATTACHED HERETO

NOTICE: This Property Subject to Declaration of Covenants and Restrictions recorded in Deed Book 2489 at Page 2971, Greenville County Register of Deeds and any subsequent Amendments thereto.

NOTICE: This Property Subject to Declaration of Covenants, Conditions and Restrictions for Park Place on Hudson recorded in Deed Book 2506 at Page 2162, Greenville County Register of Deeds and any subsequent Amendments thereto.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of way, if any, affecting the above-described property.

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

WITNESS the grantor's hand and seal this 10th day of September, 2018.

SIGNED, sealed and delivered
in the presence of:

Kimberly W. Keable
Witness 1

Asterisk Land Partners, LLC

BY:

Robert J. Barreto
Robert J. Barreto, Managing Member

Kimberly W. Keable
Witness 2/Notary

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF GREENVILLE)

I, the undersigned notary public, hereby certify that Robert J. Barreto, Managing Member of Asterisk Land Partners, LLC, personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal, this 10th day of September, 2018.

Kimberly W. Keable
NOTARY PUBLIC for South Carolina
Printed Name of Notary: Kimberly W. Keable
My Commission Expires: 07/16/2028



EXHIBIT A

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being shown and designated as **Unit No. B-14** on a plat entitled "**Final Plat of Phase B & C - Park Place on Hudson**" prepared by Cornerstone of Seneca, Inc., dated January 5, 2018 and recorded on January 18, 2018 in Plat Book 1293, Page 27, in the Office of the Register of Deeds for Greenville County, South Carolina. Reference is hereby made to aforesaid subdivision plat for a more complete and accurate metes and bounds description thereof.

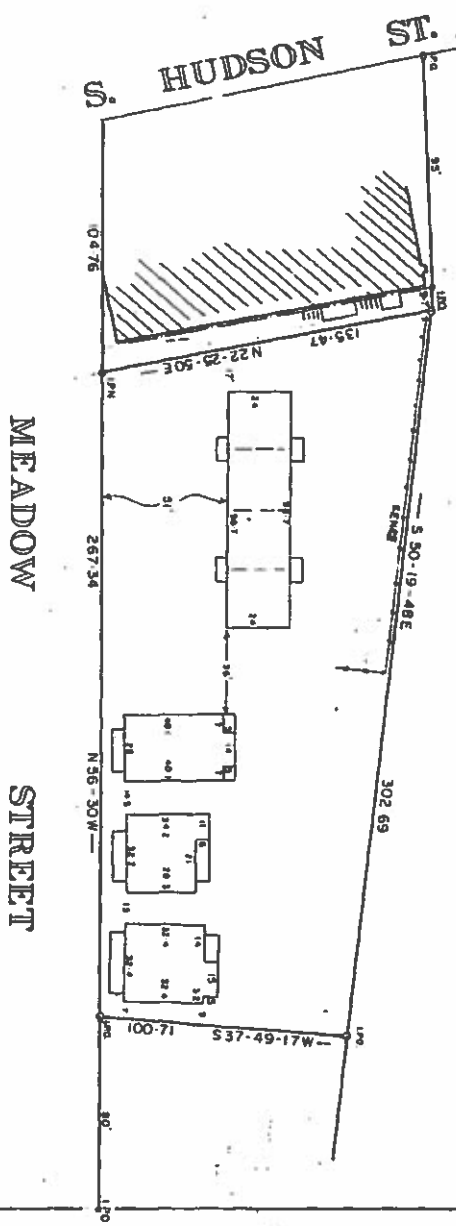
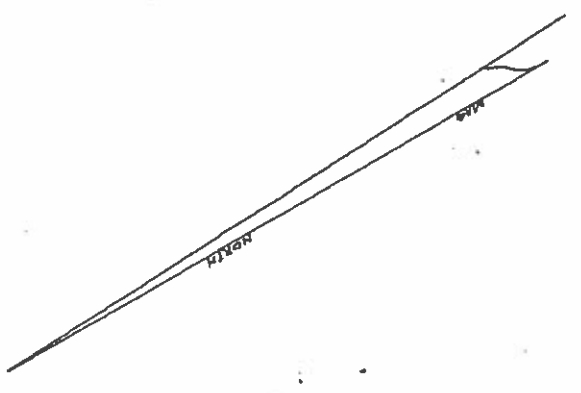
This is a portion of that property conveyed to Asterisk Land Partners, LLC by deed of Robert J. Barrio dated December 31, 2014 and recorded December 31, 2014 in Deed Book 2457 at Page 3228, and by Corrective Deed dated and recorded April 28, 2016 in Deed Book 2486, Page 5364 in the Office of the Register of Deeds for Greenville County, SC. See also deed from City of Greenville to Asterisk Land Partners, LLC dated April 17, 2017 and recorded April 18, 2017 in Deed Book 2510, Page 4012, Greenville County Records.

For informational purposes only: Out of TMS# 0052.00-05-001.00
New TMS# beginning 2019 -- 0052.00-05-001.14
Property Address: 100 S. Hudson Street, Unit B-14, Greenville, SC 29601



FILED
GREENVILLE CO. S.C.
Oct 27 12 23 PM '83
DORRIS J. TAYLOR
R.M.C.

NO. 8100 PG. 43
MICROFILMED



PROPERTY OF
WARD S. STONE SR.
GREENVILLE, S. C.
OCT - 18 - 1983



10-C-31

TITLE NOT EXAMINED

GENERAL WARRANTY DEED 2001 MAR - 2 A 10:21

STATE OF SOUTH CAROLINA) Grantee's address:
) 13 N. Irvine Street
COUNTY OF GREENVILLE) Greenville, SC 29601

KNOW ALL MEN BY THESE PRESENTS, that *Elizabeth J. Stone* in consideration of *Ninety Three Thousand Five Hundred and No/100ths (\$93,500.00) Dollars*, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto *W.E.D. Properties, a South Carolina General Partnership*, its successors and assigns forever, the following described property:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises.

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 grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand and seal this 29th day of March, 2001.

SIGNED, sealed and delivered in the presence of:

STATE 293.10
APR - 3 2001
COUNTY 102.45

Elizabeth J. Stone by her attorney in fact
Elizabeth J. Stone by her attorney-in-fact
David R. Stone

3728 000001 OPER. 2 4-2-1 10:17 AM

10:12 AM 1.28

27212

STATE OF SOUTH CAROLINA))
COUNTY OF GREENVILLE)) PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s) act and deed, deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to me this 29th day of March, 2001.

A. Thaswell (SEAL)
Notary Public for SC
My commission expires: 4/21/09

Robert J. Thaswell

Prepared by:
LOVE, THORNTON, ARNOLD & THOMASON, P.A.
P.O. Box 10045
410 E. Washington Street
Greenville, S.C. 29603
Attention: S. Gray Walsh
C:\WPdata\Stone\Deed\8.txt to W E D.

BOOK 1947 PAGE 1487

Tax Map No.: 55-1-1.3

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the City and County of Greenville on the Southern side of Meadow Street as shown on a plat of the property of Ward S. Stone Sr., by Jones Engineering Service dated October 18, 1983 and being recorded in Plat Book 10C at Page 31 in the Office of the Register of Deeds for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern side of Meadow Street, said point being 104.76 feet from the intersection of Meadow Street and S. Hudson St. and running thence with Meadow Street N. 56-30 W. 267.34 feet to an IPO thence leaving Meadow Street and running thence S. 37-49-17 W. 100.71 feet to IPO; thence S. 50-19-48 E. 302.69 feet to an IPO; thence N. 22-25-50 E. 135.47 to an IPN the point of beginning.

DERIVATION: Deed of Distribution of Ward S. Stone recorded November 16, 1992 in Deed Book 1495 at Page 414.

Tax Map No.: 175-9-111 & 175-9-112

ALL those lots of land situate in the County of Greenville, State of South Carolina being shown as Lots 8 and 9 on a plat of property of B. M. McGee Trust Estate, dated July, 1942, prepared by W. J. Riddle, Surveyor, recorded in Plat Book M at Page 51 in the Office of the Register of Deeds for Greenville County, reference being made to said plat for a more complete metes and bounds description.

DERIVATION: Deed of Distribution of Ward S. Stone recorded November 16, 1992 in Deed Book 1495 at Page 414.

Tax Map No.: 175-9-122

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina near the Northern corporate limits of the City of Greenville, being known and designated as Lot No. 23 on a plat of property of B. M. McGee Trust Estate, recorded in Plat Book M, Page 51, in the Office of the Register of Deeds for Greenville County, and being more particularly described as follows:

BEGINNING at a stake on the Northeast corner of Spruce and Oak Streets, and running thence with Spruce Street N. 18 W. 40 feet to a stake, corner of Lot No. 22; thence with the line of that Lot N. 72 E. 120 feet to a stake on line of unnumbered Lot; thence with the line of that Lot S. 18 E. 40 feet to a stake on Oak Street; thence with that Street S. 72 W. 120 feet to the beginning corner. Being

part of the property conveyed to C. E. Robinson by deed from C. E. Robinson as Trustee under B. M. McGee Will dated June 16, 1942, recorded in Deed Book 245, page 240. Office of the Register of Deeds for Greenville County.

DERIVATION: Deed of Distribution of Ward S. Stone recorded November 16, 1992 in Deed Book 1495 at Page 414.

Tax Map No.: 175-9-126

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, Greenville Township, being known and designated as Lot No. 34 on a plat of property of B. M. McGee Trust Estate recorded in Plat Book M at Page 51, in the Office of the Register of Deeds for Greenville County and being more particularly described as follows:

BEGINNING at a stake on the South side of Poplar Street, corner of Lot No. 33, and running thence with Poplar Street S. 72 W. 40 feet to a stake, corner of another lot; thence with the line of that lot S. 18 E. 135 feet to a stake on line of another lot; thence with the line of that lot N. 72 E. 40 feet to a stake, corner of Lot No. 33; thence with the line of that lot N. 18 W. 135 feet to a stake, the beginning corner.

ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, being known and designated as the rear portion of Lot No. 8 as shown on Plat of property of Eugene Watson recorded in the Office of the Register of Deeds for Greenville County in Plat Book G at Page 238, and having the following metes and bounds:

BEGINNING at a stake on the East side of Spruce Street, Southwest corner of Lot No. 8 and running thence N. 72 E. 40 feet to stake in line of Lot No. 34; thence with the line of said lot, N. 18 W. 40 feet to a stake; thence S. 72 W. 40 feet to Spruce Street, thence with said Street, S. 18 E. 40 feet to the beginning.

DERIVATION: Deed of Distribution of Ward S. Stone recorded November 16, 1992 in Deed Book 1495 at Page 414.

BOOK 1947 PAGE 1489

Tax Map No.: 175-9-159 and 175-9-160

ALL those two certain piece, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina, near the corporate limits of the City of Greenville, being known and designated as Lots 4 and 5 as shown on plat of the property of W. O. Groce Company, made in March, 1948, by W. J. Riddle and described as a whole by the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Poplar Street at the joint front corner of Lots 3 and 4, and running thence with the northern side of Poplar Street N. 72 E. 104 feet to an iron pin; thence N. 23-30 W. 165.3 feet to an iron pin; thence S. 72 W. 90 feet to pin at corner of Lot 3; thence with the line of lot 3 S. 18 E. 165 feet to the point of beginning.

DERIVATION: Deed of Distribution of Ward S. Stone recorded November 16, 1992 in Deed Book 1495 at Page 414.

EXHIBIT A

C:\Wpdocs\Stone\Descriptions\8 lots to WED from EJS

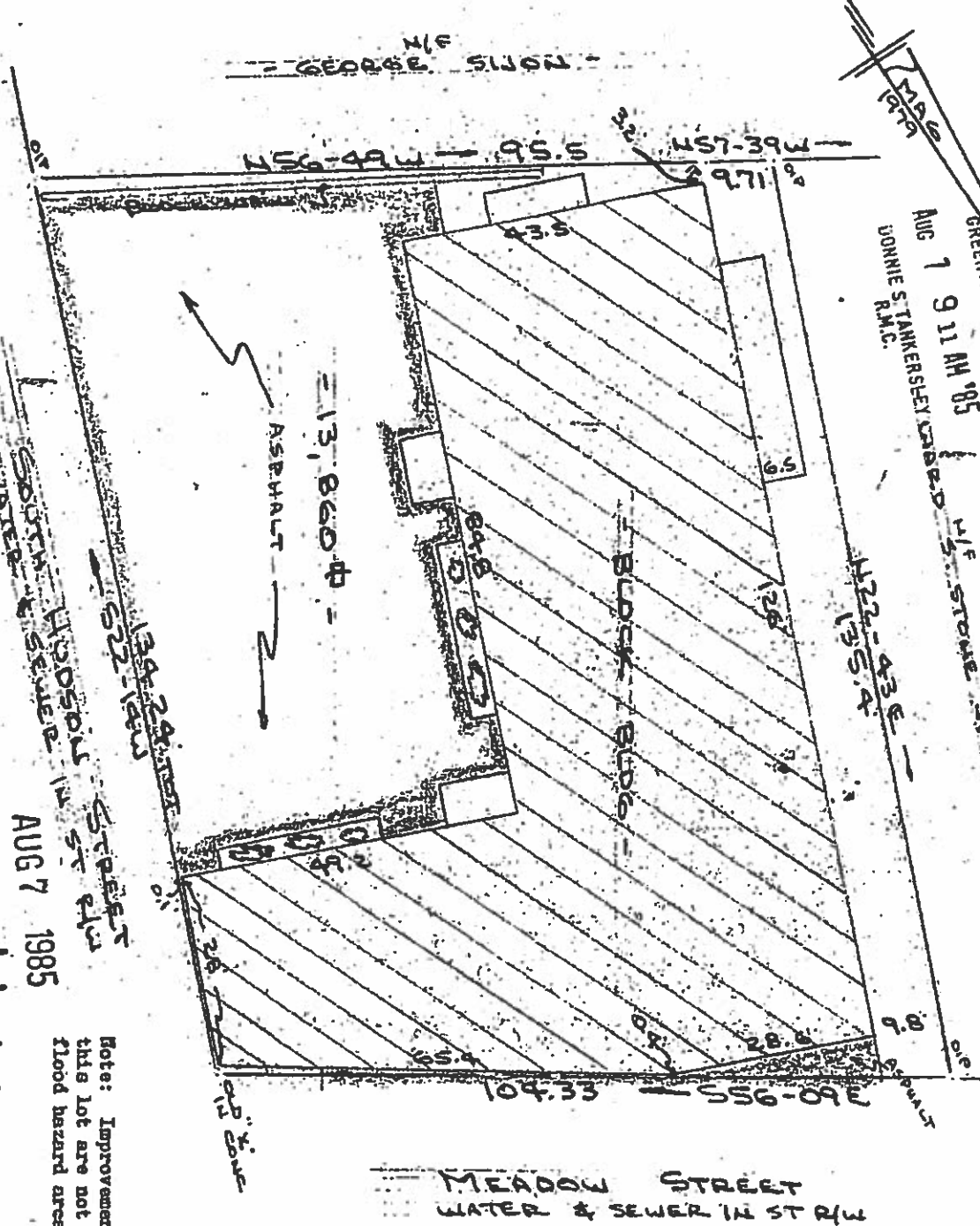
FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 10:27 AM
04 02 01 RECORDED IN DEED
BOOK 1947 PAGE 1485 THRU 1489
DOC # 2001027212
Judith B. Hiv

FILED
GREENVILLE CO., S.C.

GREENVILLE
AUG 7 9 11 AM '85
FAKERSLEY

DOHNIE S. IAN
R.M.C.

MICROFILMED



Note: Improvements on this lot are not in a flood hazard area.

AUG 7 1985

PROPERTY OF
CURET & FOSTER, INC.
GREENWICH, SOCIETY GREENWICH, S.C. 4511
SERIAL 11320
JUN 30 1965

This is to certify that on the 30th day of July, 1985, I surveyed the property shown on this plat, being known as Lot on plat of PROPERTY OF EVANGELISTIC TEMPLE, INC. and recorded in the REC. Office Greenville County, S. C., in Plat Book " 7 - 1 " at Page 8; and that the property lines, walls and buildings are as shown hereon, and that the walls and buildings located on said lot do not encroach or project on adjacent street or property, and that no adjacent walls or buildings encroach or project on said premises, and no power lines cross this property except as shown hereon. Also known as PROPERTY OF CHURCH & FOSTER, INC. and recorded in Plat Book _____ at Page _____

НАПРАВЛЕНИЕ

CONCLUSIONS

R. D. Bruce, BLS # 1053

444

2

GRANTEE'S ADDRESS: P.O. Box 2207, Greenville, SC 29602
FILED
GREENVILLE, S.C.
JAN 1 2 37 PM '98
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) GENERAL WARRANTS DEEDS

BOOK 1737 PAGE 54

KNOW ALL MEN BY THESE PRESENTS, that CURLEE & FOSTER, INC., in consideration of One Hundred Five Thousand and No/100 (\$105,000.00) Dollars, 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 CITY OF GREENVILLE, a Municipal Corporation, its successors and/or assigns forever:

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 Greenville, City of Greenville, being known and designated according to a plat prepared by Carolina Surveying Company, dated July 30, 1985, for Curlee & Foster, Inc., as a 13,860 square foot tract at the intersection of South Hudson Street and Meadow Street, said plat being recorded in the RMC Office for Greenville County, S.C. in Plat Book 11U at Page 39, and having the courses and distances as appear thereon.

This being the same property conveyed to the Granitor by deed of Security Federal Savings and Loan Association of Greenville, dated August 5, 1985 and recorded August 7, 1985 in the RMC Office for Greenville County in Deed Book 1245 at page 994.

This parcel is known as Block Book Number 55-1-1.

THIS property is conveyed subject to easements, rights-of-way, zoning ordinances or restrictions which may appear of record, on the recorded plat(s) or on the premises.

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

WITNESS the grantor's hand and seal this 5th day of JANUARY, 1998.

SIGNED, SEALED AND DELIVERED in the presence of:

CURLEE & FOSTER, INC.

EXEMPT
JAN - 7 1998

William D. George
Charles D. Springer

BY: *Paul W. Curlee* (SEAL)
ITS: *Curlee*

1-07 1287 3 1000
1373

4328 W-2

Katherine G. George
Shirley A. Linder
BY: *Alan B. Foster* (SEAL)
ITS: *Alan Foster*
BOOK 1737 PAGE 55



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was present and saw Paul Carlee sign, seal and as his act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Katherine G. George

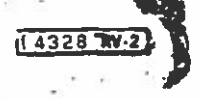
Sworn to before me this 5
day of January, 1998.
Shirley A. Linder
Notary Public for South Carolina
My commission expires: 2-28-2005

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was present and saw Alan Foster sign, seal and as his act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Katherine G. George

Sworn to before me this 5
day of January, 1998.
Shirley A. Linder
Notary Public for South Carolina
My commission expires: 2-28-2005



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

1. I have read the information attached to this affidavit and I understand such information.
2. The property being transferred is located at S. Hudson Street and Meadow Street, bearing Greenville County Tax Map Number 55-1-1, was transferred by Curlee & Foster, Inc. to The City of Greenville on June 9, 1998.
3. The deed is exempt from recording fee because (See Information section of affidavit):
It is being purchased by the City of Greenville, a political subdivision of the State of South Carolina as outlined by Exemption (2) "transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts."
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: City Manager for the City of Greenville.
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.

City of Greenville
BY: Aubrey V. Wait, Jr.
ITS: City Manager

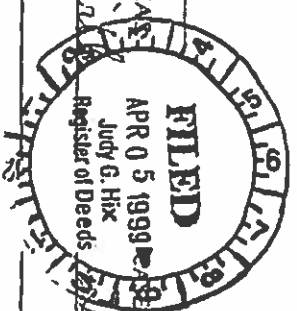
SWORN to before me this 6th,
day of June, 1998.
Felix S. McNeil
Notary Public for South Carolina
My Commission Expires: 12/1/2005

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O. OFFICE AT 02:37 PM
01/07/98 RECORDED IN DEED
BOOK 1737 PAGE 0054
DOC # 98001373
Judith B. Hix

4328 MV-2

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1829 PAGE 459
JUDGMENT IN A CIVIL CASE



IN THE COURT OF COMMON PLEAS
The City of Greenville
Judy G. Hix
Register of Deeds
APR 05 1999 NO. 98 -CP-23-3786
George A. Hix

PLAINTIFF(S) _____ DEFENDANT(S) _____

CHECK ONE: ☐ JURY VERDICT. This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.

☐ DECISION BY THE COURT. This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.

☐ ACTION DISMISSED (CHECK REASON): ☐ Rule 12(b), SCRCP; ☐ Rule 41(a), SCRCP (Vol. Nonsuit); ☐ Rule 43(k), SCRCP (Settled); ☐ Other- _____

☐ ACTION STRICKEN (CHECK REASON): ☐ Rule 40(G) SCRCP; ☐ Bankruptcy; ☐ Other- _____

IT IS ORDERED AND ADJUDGED: See attached order; ☐ Statement of Judgment by the Court: _____

ENTERED COMPUTER

FILED
CLERK OF COURT
GREENVILLE CO. S.C.
APR 30 2 25 PM '99
S3

Dated at _____, South Carolina, this _____ day of _____, 19____

PRESIDING JUDGE

This judgment was entered on the 24th day of March, 1999, and a copy mailed first class this 30th day of March, 1999 to attorneys of record or to parties (when appearing pro se) as follows:

Kathleen Kemp
PO Box 2207
Greenville, SC 29602
George A. Hix
216 Danington Ave
Greenville, SC 29615

ATTORNEY(S) FOR THE PLAINTIFF(S) 286-11

ATTORNEY(S) FOR THE DEFENDANT(S)

SCRCP FORM 4
(Rev. 2/96)

John C. Moore
CLERK OF COURT APR 15 1999

BOOK 1839 PAGE 460

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
IN THE COURT OF COMMON PLEAS
Case No. 98-CP-23-3786

FILED 1999 MAR 30 P 2:55
CLERK OF COURT
GREENVILLE, S.C.
JAMES JR.
ORDER

The City of Greenville
Condemnor,
vs.
George L. Sijon,
Landowner,
and
Greenville County Tax Collector,
Other Condemnee.

This matter came before the Court as a condemnation action. The City of Greenville was represented by Kathleen G. Kempe, Esquire. In attendance for the City of Greenville were Greg Strait, Economic Development Analyst and Charles Stone, M.A.I. The landowner was not in attendance but the City provided the following:

1. On July 28, 1998, City, by certified mail, notified Mr. Sijon it would proceed with condemnation.
2. On September 9, 1998, City, by certified mail, gave Mr. Sijon Notice of Condemnation Action.
3. On October 19, 1998, City, through Owen Investigative Agency, served condemnation papers on Mr. Sijon.
4. On December 9, 1998, City gave notice to Mr. Sijon it would proceed with a trial without a jury.

Amended Copy to AMC 3/31/99 MR

Mr. 1073

BOOK 1829 PAGE 461

5. On February 18, 1999, City gave notice to Mr. Sijon it would request priority to have the matter heard.

6. This Court and the City gave notice to Mr. Sijon of this hearing.

Greg Strail, Economic Development Analyst, for the City of Greenville, showed that the property which is the subject of this condemnation is known as Block Book Number 55-1-1.1, located on South Hudson Street and consists of .868 acres. This property, on October 15, 1998, the date of take, was a vacant lot. It will be used by the City for the public purpose of a City Operational Center for Public Works Departments.

The City's fair market value is based on an appraisal by Charles Stone, MAI, South Carolina certified appraiser, who gives the fair market value of \$9,800.00 on the date of taking.

This Court finds after reviewing all evidence that the property is condemned into the City of Greenville and that George L. Sijon, landowner, is entitled to the entire amount of the proceeds deposited into this Court on October 15, 1998 and any interest accrued.

NOW, THEREFORE, it is hereby ordered, adjudged and decreed that:

1. The property known as South Hudson Street, Block Book Number 55-1-1.1 is condemned into the City of Greenville for the fair market value of \$9,800.00.
2. The date of take is October 15, 1998.
3. The Landowner not in attendance who may disagree with the Court's decision shall file an appropriate challenge and/or motion within thirty (30) days of receipt hereof.
4. After the time for a challenge and/or motion to this judgment shall run and if no challenge and/or motion to this judgment is sought, the City of Greenville shall notify the Clerk of Court by affidavit and the Clerk of Court shall issue the check as per Item 5 below.

76 p. 293

George L. Sijon
216 Donnington Avenue
Greenville, South Carolina 29615

IT IS SO ORDERED.

Tom J. Ervin, Presiding Judge

Dated 1.1.20

Ms. B. 393

BOOK 1829 PAGE 463

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) IN THE COURT OF COMMON PLEAS
98-CP-23-_____

The City of Greenville)
Condennor,)
98-CP-23-3186

vs.)
CONDEMNATION NOTICE
AND
TENDER OF PAYMENT

George L. Sijon,)
Landowner,)
Debit Amount

and)
Greenville County Tax Collector,)
\$9,800.00

Other Condennor.)

TO: THE LANDOWNER ABOVE-NAMED:

Pursuant to the South Carolina Eminent Domain Procedures Act, Section 28-2-10, et. seq.,

Code of Laws of South Carolina, 1976, as amended, you are hereby notified as follows:

1. The City of Greenville is the Condennor herein and seeks to acquire the real property described herein for public purposes.

2. George L. Sijon, is named as landowner in this action by virtue of his claim of title (or other interests) as shown by the estate of his mother Heind Tobia Sijon, who died February 13, 1989, leaving said property by her will to the above named landowner and Shaher L. Sijon, her estate being filed in Probate Court for Greenville County in File No. 89-ES-23-00347. Shaher L. Sijon subsequently deeded his interest in said property to George L. Sijon by deed dated November 9, 1992 and recorded November 16, 1992 in Deed Book 1495, at Page 473, Register

Amended (exposed to)
RMC 3/3/99 M.T.

BOOK 1829 PAGE 464

of Deeds Office for Greenville County.

3. The Greenville County Tax Collector is named as other condemnor by virtue of the unpaid taxes as evidenced in the public record.

4. The following is a description of the real property subject to this action and a description of the interest sought to be acquired in and to the property known as Block Book No. 55-1-1.1 by the Condemnor:

ALL that certain parcel or lot of land situate in the City of Greenville, on the northwest corner of Hudson and Gibbs Streets and having the following metes and bounds:

BEGINNING at a point at the northwest corner of Hudson and Gibbs Streets and thence running along the wet side of Hudson Street N. 22-06 E. 113.1 feet to an iron pin; thence along property of the grantor herein N. 57-19 W. 104.7 feet to an iron pin; thence with the line of same property N. 51-16 W. 302.8 feet to an iron pin at the rear corner; thence along the rear line S. 37-30 W. 83.5 feet to an iron fence post on the north side of Gibbs Street; thence along the line of the north side of Gibbs Street S. 49-30 E. 437.4 feet to the beginning corner.

ALSO: All rights the grantor reserved to himself, his heirs and assigns, the right constituting an easement to the use of the now established water and sewer lines on the said property conveyed together with the right of ingress and egress on said property at reasonable times for the repair and maintenance of the said water and sewer lines.

5. The City of Greenville is vested with the power of eminent domain pursuant to Section 5-7-50, and Section 28-2-60, Code of Laws of South Carolina, 1976, as amended.

6. The property sought herein is to be acquired for public purposes, more particularly for the purpose of building a City facility and operational yard.

7. This action is brought pursuant to Section 28-2-240, Code of Laws of South Carolina, 1976, as amended.

8. The City of Greenville has complied with the requirements set forth in Section 28-2-70(a), Code of Laws of South Carolina, 1976, as amended, by having the subject property

BOOK 1829 PAGE 465

appraised and making the appraisal available to the landowner where required by law, and certifies to the Court that a negotiated resolution has been attempted prior to the commencement of this action.

9. Attached to this Condemnation Notice is a sketch, map or diagram of the property to be taken.

10. The South Hudson Street Project Plan may be inspected at the office of Economic Development, on the 9th floor of City Hall, 206 South Main Street, Greenville, South Carolina.

11. THE CONDEMNORS HAVE DETERMINED JUST COMPENSATION FOR THE PROPERTY AND RIGHTS TO BE ACQUIRED HEREUNDER, INCLUDING ALL DAMAGES, TO BE THE SUM OF NINE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$9,800.00) AND HEREBY TENDERS PAYMENT THEREOF TO THE LANDOWNERS.

12. Payment of this amount will be made to the landowner if within thirty (30) days of service of this Condemnation Notice, the landowner in writing request payment, and agrees to execute any instruments necessary to convey to the Condemnor the property interests and rights described hereinabove. The Agreement and Request for Payment must be sent by first class certified mail with return receipt requested or delivered in person to Kathleen G. Kempe, Assistant City Attorney, 206 South Main Street, PO Box 2207, Greenville, South Carolina, 29602. If no Agreement and Request for Payment is received by the Condemnor within the thirty-day period, the tender is considered rejected.

13. If the tender is rejected, the Condemnor has the right to file this Condemnation Notice with the Clerk of Court of the County where the property is situated and deposit the tender

amount with the Clerk. The Condemnor shall give the Landowner and Other Condemnee notice that it has done so and may then proceed to take possession of the property interests and exercise the rights described in this Condemnation Notice.

14. AN ACTION CHALLENGING THE CONDEMNOR'S RIGHT TO ACQUIRE THE PROPERTY AND RIGHTS DESCRIBED HEREIN MUST BE COMMENCED IN A SEPARATE PROCEEDING IN THE COURT OF COMMON PLEAS WITHIN THIRTY (30) DAYS OF THIS CONDEMNATION NOTICE, OR THE LANDOWNER WILL BE CONSIDERED TO HAVE WAIVED THE CHALLENGE.

15. The Condemnor has elected not to utilize the appraisal panel procedure. Therefore, if the tender herein is rejected, the Condemnor shall notify the Clerk of Court and shall demand a trial to determine the amount of just compensation to be paid. A copy of that notice must be served on the Landowner. That notice shall state whether the Condemnor demands a trial by jury or by the Court without a jury. The Landowner has the right to demand a trial by jury. The case may not be called for trial before sixty (60) days after the service of that notice, but it may thereafter be given priority for trial over other civil cases. The Clerk of Court shall give the Landowner written notice by mail of the call of the case for trial.

16. THEREFORE, IF THE TENDER HEREIN IS REJECTED, THE LANDOWNER IS ADVISED TO OBTAIN LEGAL COUNSEL AT ONCE, IF NOT ALREADY OBTAINED.

17. In the event the Landowner accepts the amount tendered in this Notice, the attached Agreement and Request for Payment form should be signed and returned to the Condemnor within thirty (30) days of your receipt of this Notice.

BOOK 1829 PAGE 467

BY: Kathleen G. Kemp
Kathleen G. Kemp
Attorney for Condemnor:
City of Greenville
P. O. Box 2207
Greenville, SC 29602
(803) 467-4420
S.C. Bar #003382

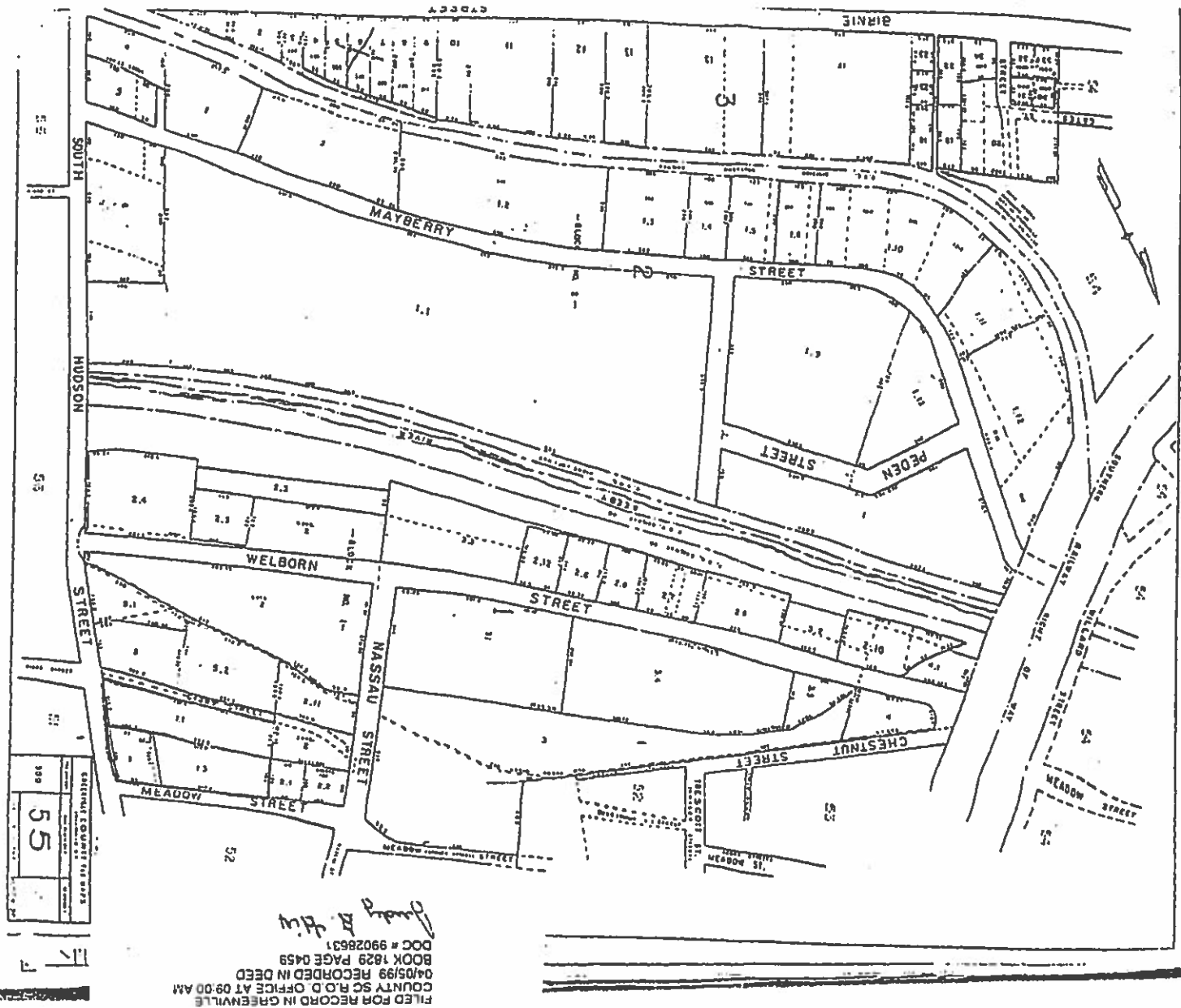
Greenville, South Carolina
Date: Oct 14, 1998

Rec'd 10-15-98
\$ 2,800.00
from: City of Greenville
M.T.

Clerk of Court C. P. G. S. & Family Court
Ex-Officio Clerk County Court
Greenville County, S.C.

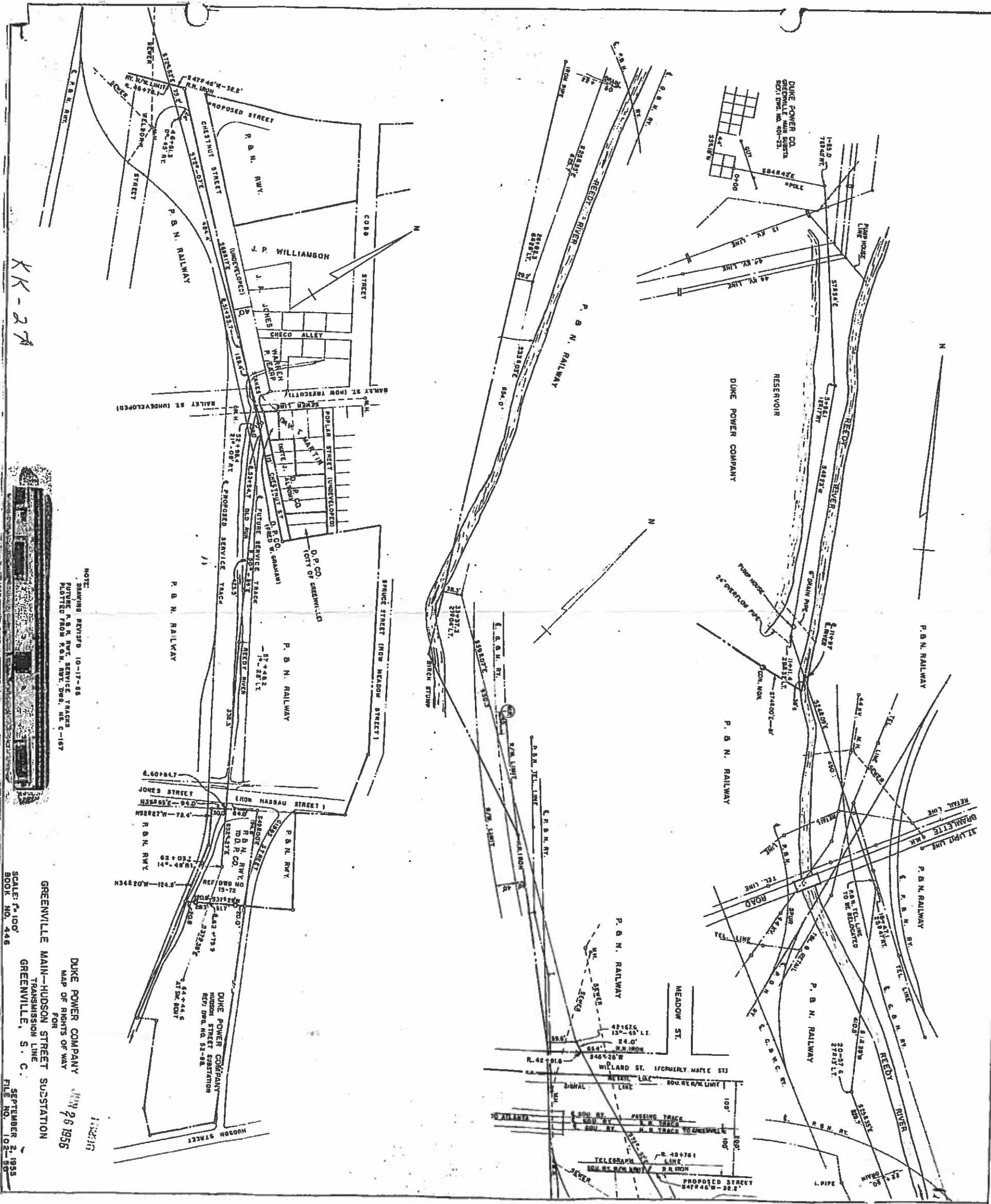
A Certified Copy

Kathleen G. Kemp
A Certified Copy
Clerk of Court C. P. G. S. & Family Court
Ex-Officio Clerk County Court
Greenville County S.C.
Dated 3/5/99



FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 09:00 AM
04/05/99 RECORDED IN DEED
BOOK 1829 PAGE 0459
DOC # 99028631
W. H. H. H.

BOOK 1829 PAGE 468



KK-27A

NOTE:
DRAWING REVISED 10-17-88
FUTURE P.B.N. RAIL SERVICE TRACKS
PLOTTED FROM P.B.N. RAIL DATA, NE C-187

DUKE POWER COMPANY
MAP OF RIGHTS OF WAY
FOR
GREENVILLE MAIN-HUDSON STREET SUBSTATION
TRANSMISSION LINE
GREENVILLE, S. C.
SEPTEMBER 2, 1985
FILE NO. 102-180
SCALE: 1" = 100'
BOOK NO. 446

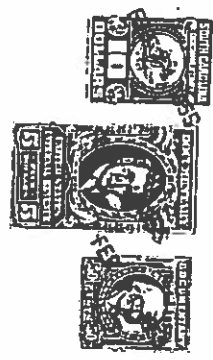
STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by These Presents:

That I, Caroline B. Ellis, as Trustee
in consideration of the sum of - FIVE THOUSAND - DOLLARS,
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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
DUKE POWER COMPANY

All that piece, parcel or lot of land in Greenville Township, Greenville County,
State of South Carolina and located in the City of Greenville, being described
as follows:

BEGINNING at an angle iron on the southwest side of Gibbs Street, which iron is
192 feet northwest from the southwest corner of the intersection of Gibbs and
South Hudson Streets, according to plat of property of Duke Power Company, and
running thence along the line of said Gibbs Street N. 49-32 W. 251.5 feet to an
iron pin; thence S. 37-00 W. 120.8 feet to an angle iron; thence S. 35-03 E. 252.7
feet to a stake, a corner of the property of Duke Power Company; thence along the
line of the property of Duke Power Company N. 40-28 E. 184 feet to the beginning
corner.



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 grantee(s) hereinabove named,
and its successors, heirs and assigns forever.
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s Heirs, Executors and Administrators to warrant
and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantor(s)'s Heirs and
Assigns against the grantor(s) and the grantor(s)'s Heirs and against every person whomsoever lawfully claiming or to claim the
same or any part thereof.
Witness the grantor(s)'s hand and seal this 23 day of February in the year
of our Lord One Thousand Nine Hundred and fifty five.

Signed, Sealed and Delivered in the Presence of
Caroline B. Ellis
As Trustee pursuant to the terms of deed of (Seal)
W. B. Ellis, dated Dec. 25, 1947, refitted by (Seal)
decret of Court, Judgment No. 11-5-12428, (Seal)
duly recorded in office of Clerk of Court, (Seal)
in and for Greenville County, South Carolina (Seal)

State of South Carolina,
Greenville County } Personally appeared before me J. D. Henry
and made oath that he saw the within named grantor(s)
written deed, and that he, with R. W. Ward sign, seal and as her act and deed deliver the within
Sworn to before me this 23 witnessed the execution thereof
day of February A. D. 1955
Notary Public for South Carolina (Seal)

State of South Carolina,
Greenville County } I, HENUNCIATION OF DOWER
Nulury Public, do hereby certify

unto all whom it may concern, that Mrs.
wife of the within named
did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely,
voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever
relinquish unto Her and Assigns, all her interest and estate,
and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of A. D. 19
(Seal)
Notary Public for South Carolina

Vol. 151.

TITLE TO REAL ESTATE

Form 1.

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, THAT *David Allison Wright*in consideration of the sum of *Seven Thousand Nine Hundred Fifty*

Dollars

to me paid by *Banker Power Company*In the State aforesaid, the receipt whereof is hereby acknowledged, have granted, conveyed, sold and released, and by these presents do grant, bargain, sell and release, unto the said *Banker Power Company*all that piece, parcel or lot of land in *Greenville* Township, Greenville County, State of South Carolina,

in the City of Greenville on the North side of Hudson Street, and on the West side of Bibbs Street, and having the following width and bounds, to-wit:

Beginning at an iron pin on Hudson Street at the intersection of Gibbs Street and running thence with Gibbs Street N. 48-35 W. 445.2 feet to a pin; thence S. 37-30 W. 126.6 feet to a pin; thence S. 34-30 E. 298 feet to a pin; thence S. 68-48 E. 205 feet to a pin on Hudson Street; thence with Hudson Street N. 81-11 E. 153 feet, more or less to the beginning corner. Being the same lot of land conveyed to me by W. M. Patton by his deed dated September 7, 1888, and recorded in the R. M. C. Office for Greenville County in Deed Book 151, page 54.

State of South Carolina,
County of Greenville.

For and in consideration of the sum of \$100.00 to me in hand paid, the receipt whereof is hereby acknowledged, I, J. D. Potrait, as Trustee, the owner and holder of a judgment against the grantor, David Allison Wright, in the sum of \$838.45, found at Judgment Roll E-1828, Clerk of Court's office for Greenville County, do hereby release and forever discharge the above lot of land from the lien of said judgment.

Witness my hand and seal this 30th day of March, A. D. 1908.

In the presence of:
J. D. Potrait (L. S.)
As Trustee
Stephen Nettles
Charlotte Stevenson.

State of South Carolina,
County of Greenville.

Personally appeared before me Stephen Nettles and made oath that he saw the within named J. D. Potrait, as Trustee, sign, seal and as his act and deed, deliver the within written Release, and that he with Charlotte Stevenson, witnessed the execution thereof, sworn to before me this 30th day of March, A. D. 1908.

Stephen Nettles
Charlotte Stevenson,
Notary Public for S. C.

Release recorded this 1st day of April, 1908, at 10:16 A. M.

The above described land is _____ the same conveyed to me by _____
recorded in office of Register of Deeds for Greenville County, in Book _____ day of _____ 19____ at _____
TOGETHER with all and singular, the rights, members, benefits and appurtenances to the right of said land in anywise or in anywise incident or appurtenant,
TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the said John Robert Thompson
his heirs and assigns forever.

AND of
do hereby bind myself, my heirs, executors and administrators to
defend and sustain with all and singular the said premises unto the said John Robert Thompson his
heirs and assigns, against me and my heirs and every other
person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal this 30th day of March in the year of
our Lord one thousand nine hundred and thirty six and in the one hundred and fifty
year of the Sovereignty and Independence of the United States of America.

Charles H. Thompson (SEAL)
A. B. Moore (SEAL)

S. C. Notary Stamp Cancelled 9 at 80 Cents
U. S. Notary Stamp Cancelled 14 at 50 Cents

STATE OF SOUTH CAROLINA, } PERSONALLY appeared before me Charles H. Thompson
Greenville County, }

and made with said John and the within named John William Wright

here, seal and as him act and first deliver the within written Deed for the said and purposes herein mentioned, and that John with

me, seal and as him act and first deliver the within written Deed for the said and purposes herein mentioned, and that John with

SWORN to before me, this 30th day of March 1936 witnessed the execution thereof,
A. B. Moore Notary Public for S. C. (L. S.) Charles H. Thompson

STATE OF SOUTH CAROLINA, }
Greenville County, }

do hereby certify unto all whom it may
concern, that John

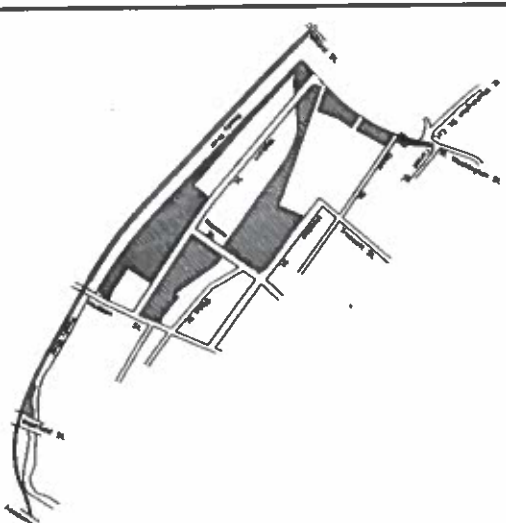
the wife of the within named
did this day appear before me, and upon being privately and separately examined by me did declare that she does freely, voluntarily and without any compulsion, fraud
or fear of any person or persons whomsoever, menace, threat, and forever relinquish unto the within named

John and assigns, all her interest and estate, and also all her right and claim of Dower of, in, or to all and singular the premises within mentioned and released
GIVEN under my hand and seal, this _____ day of _____ 1936 at _____
Notary Public for S. C. (L. S.) _____

Respectfully John Robert Thompson 1936 at Greenville S. C.

END OF DEED

LOCATION MAP N.T.S.



CERTIFICATE OF ACCURACY

I hereby state that to the best of my knowledge, information and belief the survey shown herein 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 "A" survey as specified therein. Also, there are no encroachments, projections, or setbacks affecting the property other than those shown.

Date 7/7/2005
Professional Land Surveyor
S.C. Reg. No. 10781

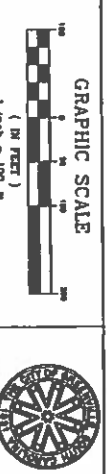
APPROVAL FOR RECORDING

This is a subdivision.

Date 7/7/2005
Director of Planning
City Engineer

The City of Greenville
Property Acquisition
from
CSX Transportation

Date May 11, 2004
City of Greenville
206 South Main Street
Greenville, SC 29601
Office: (864) 467-4407
Fax: (864) 467-5754
Revised May 19, 2005
See note 8
SURVEYOR



Old Datum - Plot showing corrected property conveyed to the City of Greenville SC, for street purposes (Modern S.I.) Plot dated July 18, 1963.

REFERENCE PLATS
Plot Book A / 434-435
Plot Book B / 436-437
Plot Book C / 438-439
Plot Book D / 440-441
Plot Book E / 442-443
Plot Book F / 444-445
Plot Book G / 446-447
Plot Book H / 448-449
Plot Book I / 450-451
Plot Book J / 452-453
Plot Book K / 454-455
Plot Book L / 456-457
Plot Book M / 458-459
Plot Book N / 460-461
Plot Book O / 462-463
Plot Book P / 464-465
Plot Book Q / 466-467
Plot Book R / 468-469
Plot Book S / 470-471
Plot Book T / 472-473
Plot Book U / 474-475
Plot Book V / 476-477
Plot Book W / 478-479
Plot Book X / 480-481
Plot Book Y / 482-483
Plot Book Z / 484-485
City File 15-19
City File 8-509 B
City File 48-3

CURVE	LENGTH	BEARING	CHORD	CHORD BEARING	CHORD LENGTH
C1	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C2	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C3	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C4	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C5	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C6	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C7	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C8	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C9	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C10	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C11	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C12	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C13	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C14	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C15	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C16	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C17	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C18	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C19	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C20	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C21	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C22	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C23	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C24	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C25	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C26	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C27	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C28	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C29	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C30	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C31	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C32	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C33	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C34	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C35	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C36	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C37	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C38	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C39	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C40	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C41	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C42	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C43	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C44	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C45	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C46	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C47	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C48	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C49	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C50	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C51	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C52	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C53	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C54	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C55	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C56	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C57	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C58	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C59	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C60	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C61	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C62	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C63	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C64	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C65	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C66	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C67	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C68	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C69	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C70	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C71	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C72	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C73	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C74	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C75	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C76	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C77	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C78	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C79	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C80	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C81	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C82	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C83	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C84	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C85	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C86	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C87	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C88	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C89	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C90	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C91	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C92	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C93	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C94	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C95	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C96	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C97	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C98	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C99	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33
C100	115.33	N 89° 00' 00" E	115.33	N 89° 00' 00" E	115.33

PARCEL AREAS
Parcel 5A = 10,799 sq. ft. (0.248 Acre)
Parcel 5B = 25,508 sq. ft. (0.586 Acre)
Parcel 5C = 38,612 sq. ft. (0.886 Acre)
Parcel 5D = 301,111 sq. ft. (6.912 Acre)
Parcel 5E = 257,354 sq. ft. (5.908 Acre)
Parcel 5F = 133,742 sq. ft. (3.070 Acre)
Parcel 5G = 120,818 sq. ft. (2.774 Acre)
Total Area = 887,944 sq. ft. (20.384 Acres)

LEGEND
FD = Found
OT = Open Top Pole
CT = Camp Top Pole
N/C = Not and Cap
PT = Point (nothing set)
DB = Dead Book

1. This property is subject to only and all rights-of-way that are of record or on the ground.
2. All parcel areas are inclusive of any rights-of-way or easements.
3. Track information was provided by CSX Transportation on plot titled "Right-of-Way and Track Map Atlantic Coast Line R.R. Co." dated June 30, 1915.
4. This survey does not constitute a title search. Overview of parts of the right-of-way may be in question.
5. The tracts east of Westfield St. have been removed and their previous location was determined by information from the above mentioned plot.
6. This plot was revised on 19 May 2005 to show a new location of the tracks east of Westfield St. Track information was incomplete and was secured from the above mentioned map to better conform to the rest of the plot.

65-A Highroad Ave.
Charleston, SC 29403
Charleston District - Regulatory Division

FIELD NO. 11-11-11
DATE 11-11-11
BY 11-11-11

Flood Insurance Rate Map for Greenville County number 45045C03810.
Based on the National Wetlands Inventory, there are non-forested wetlands present on some of these parcels. These have not been defined by US Army Corps of Engineers. For additional information concerning these wetlands contact:
Charleston District - Regulatory Division
65-A Highroad Ave.
Charleston, SC 29403

50-A-71A

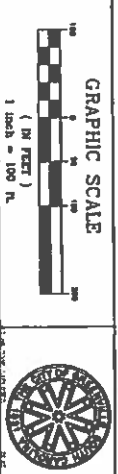
50-A-71B

61634

DATE MAY 11, 2004
CITY OF GREENVILLE
206 SOUTH MAIN STREET
GREENVILLE, SC 29601
OFFICE: (864) 467-4407
FAX: (864) 467-5754
REVISED MAY 19, 2005
SEE NOTE 8
SURVEYOR

CSX Transportation

The City of Greenville
Property Acquisition
from



EXEMPT

BOOK 2179 PAGE 443 ✓

DEC 07 2005

FILED
GREENVILLE, SC

(11)
(12)
(13)

QUITCLAIM DEED 2005 DEC -7 P 3-37

THIS QUITCLAIM DEED, made this 21 day of September, 2005 between CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is 1000 Water Street, Jacksonville, Florida 32202, hereinafter called "Grantor", and THE CITY OF GREENVILLE, SOUTH CAROLINA, a South Carolina municipal corporation, whose mailing address is P.O. Box 2207, Greenville, South Carolina 29602, hereinafter called "Grantee", WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

52-4-4.1 53-3-1.1, 2
53-2-2-2.1
THAT Grantor, for and in consideration of the sum of TWO HUNDRED FORTY NINE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$249,800.00) (the "Purchase Price") to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby RELEASE, REMISE and forever QUITCLAIM unto Grantee, its successors and assigns, all right, title and interest of Grantor, if any, in and to that certain tract or parcel of land situate, lying and being at Greenville, County of Greenville, State of South Carolina, hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing 20.384 acres, more or less.

55-1-2, 2.3, 2.5, 3, 3.3, 4, 4.1 & 5.1
RESERVING unto Grantor an exclusive permanent easement along, under and/or across the Premises, to construct, maintain, operate, use, replace, relocate, renew and remove a fiber optic communication system, consisting of cables, lines or facilities beneath the surface of the Premises, and all ancillary equipment or facilities (both underground and surface), and the right to attach the same to existing bridges or poles on the Premises; TOGETHER WITH the further rights to assign such reserved fiber optic easement, right and facilities, in whole or in part, and to lease, license or permit third parties to use same; PROVIDED that the exercise of such rights does not unreasonably interfere with the safe and efficient use of the Premises, or any improvements thereon, by Grantee.

TO HAVE AND TO HOLD the Premises, and all the estate, right, title, lien, interest and claim whatsoever of Grantor therein, either in law or equity, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of Grantee, Grantee's heirs and assigns or successors and assigns, forever.

Grantee acknowledges that this deed is made upon Grantee's solicitation and request, and was not in anyway initiated by Grantor. Grantor does not represent or warrant to Grantee any ownership or estate in the Premises or any specific title or interest in the Premises, which constituted a strip of Grantor's former railroad operating property; and Grantee hereby releases Grantor, its officers and agents, from any claim or demand resulting from this deed, or from any failure of or defect in Grantee's title to the Premises.

315929

Grantee hereby agrees, as additional consideration for the conveyance of the Premises, to defend, indemnify and hold Grantor harmless from and against any and all liability, loss, cost and/or expense, including reasonable attorney fees, arising out of or in connection with any and all suits or causes of actions instituted by third parties against Grantor or Grantee as a result of the conveyance of the Premises to Grantee or as a result of the failure of title to any portion of the Premises.

Grantee acknowledges that the Premises have been historically used for railroad operations, that many industrial operations are or were located adjacent to or near the Premises and that said on-site and adjacent operations may have impacted the Premises. Grantee further acknowledges that the Purchase Price reflects the historic and adjacent uses and their potential impacts to the Premises.

Grantee agrees that: (1) Grantor has not made and makes no representations as to the condition of the Premises, including, but not limited to, the condition of the soil or groundwater, as they relate to environmental contamination or otherwise, zoning, building code violations, building lines, building construction, use and occupancy restrictions (and violations of any of the foregoing), and availability of utilities; (2) as consideration for the Purchase Price, Grantee agrees to waive pre-purchase intrusive testing of the Premises' soil and groundwater and shall take title to the Premises as-is and where-is, with all faults; (3) Grantee shall not have and hereby expressly waives any claim against Grantor for any condition of the Premises, including without limitation, costs of Corrective Action (as defined herein), damages to property (real or personal), or injuries to persons that may result from the presence of any condition of the Premises; and (4) Grantee shall never institute litigation against Grantor alleging damages to Grantee resulting from any condition of the Premises.

Upon transfer of title, Grantee shall place the Premises in the State of South Carolina Voluntary Cleanup Program ("VCP"). Upon transfer of title, Grantee shall also be solely responsible for 1) any and all environmental contamination on, under or emanating from the Premises, including but not limited to petroleum hydrocarbons, hazardous substances, hazardous wastes or solid wastes (collectively "Contamination"), whether known or unknown, and whether or not the Contamination occurred before or after the transfer of title; and 2) the performance of any Corrective Action, pursuant to the VCP or otherwise, to address any Contamination. The term "Corrective Action" shall refer to one or more of the following activities: investigation, assessment, monitoring, sampling, analysis, cleanup, removal, disposal, on-site treatment, off-site treatment, active remediation, passive remediation, remediation alternatives including but not limited to risk-based corrective action ("RBCA"), if applicable, and/or other activities approved, concurred in or required by the governmental agency having jurisdiction over said Corrective Action.

Grantee acknowledges that Grantee's proposed use of the Premises as a recreational facility will require Grantee to meet applicable residential standards for Corrective Action, as well as other costs, and that Grantee covenants and agrees to perform Corrective Action to said residential standards. Grantee shall be solely responsible for all costs associated with the change of the Premises from industrial use to recreational use.

Grantee shall defend (with counsel reasonably acceptable to Grantor), indemnify and hold Grantor harmless from any and all liabilities, claims, losses, suits, actions, judgments, personal injuries, death, damages, costs (including reasonable attorneys' fees) or penalties incurred by or asserted against Grantor, including but not limited to claims arising from the occurrence, existence or presence of any Contamination or condition of the Premises.

By Decision and Notice of Interim Trail Use or Abandonment served June 19, 2002, in STB Docket No. AB-325 (Sub-No. 2X), the Surface Transportation Board ("STB") imposed a 180-day period for Grantee to negotiate an interim trail use/rail banking agreement with Grantor for the Premises.

Grantee agrees that upon acceptance of a this deed conveying the Premises to Grantee pursuant to the STB's aforementioned order, Grantee shall assume full responsibility for management of the Premises; Grantee shall be responsible for any and all taxes that may be levied or assessed against the Premises after Closing; and Grantee shall assume full responsibility for and will indemnify Grantor against any potential legal liability arising out of transfer or use of the Premises pursuant to this Deed.

Grantee acknowledges that the Premises remain subject to the jurisdiction of the STB for purposes of reactivating rail service. In the event that rail service is reactivated by a party other than Grantor, Grantee shall be reimbursed for (a) the fair market value of the Premises, or (b) the price paid to Grantor plus reasonable overhead, and the cost of all trail or trail-related improvements, whichever is greater, provided, however, that Grantor shall on no account be liable for any such reimbursement. In the event that rail service is reactivated by Grantor, Grantor shall have the option (i) to obtain or to supply a comparable trail facility acceptable to the Grantee elsewhere, or (ii) to reimburse Grantor for the price Grantee paid to Grantor (plus the cost of appraisals and environmental assessments) and the actual cost of any trail or trail-related improvements, provided, however, that no reimbursement for trail-related improvements shall be required if reactivation of service by Grantor is compelled by the STB.

This Deed shall be deemed to be the interim trail use agreement between Grantee and Grantor for purposes of 16 U.S.C. 1247(d) and all STB orders relating to same pertaining to the Premises.

Said covenant(s) shall run with title to the Premises conveyed, and bind upon Grantee, Grantee's heirs, legal representatives and assigns, or corporate successors and assigns, and anyone claiming title to or holding Premises through Grantee.

11
12
13

IN WITNESS WHEREOF, CSX TRANSPORTATION, INC., pursuant to due corporate authority, has caused its name to be signed hereto by its officers hereunto duly authorized and its corporate seal, duly attested, to be hereunto affixed.

Signed, sealed and delivered
in the presence of:

CSX TRANSPORTATION, INC.:

Karen P. Clarke
Karen P. Clarke

By: Stephen A. Crosby
Print Name: Stephen A. Crosby
Print Title: President, CSX Real Property, Inc.

Amy Vaughn
Amy Vaughn

Attest Donna W. Melton (SEAL)
Secretary
Print Name: Donna W. Melton

This instrument prepared by
or under the direction of:
Christopher G. Commander

Christopher G. Commander
Outside Counsel
Law Department
500 Water Street
Jacksonville, Florida 32202

RETURN TO: The City of Greenville
P.O. Box 2207
Greenville, South Carolina 29602

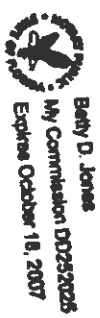
11
12
13

STATE OF FLORIDA)
) SS.
COUNTY OF DUVAL)

I, Betty D. Jones, a Notary Public of the State of Florida and the County of Duval, do certify that, on the date below, before me in said County came Stephen A. Crosby (X) to me known, and/or () proven by satisfactory current evidence to be the person whose name is subscribed to the above instrument, who, being by me first duly sworn, did make oath, acknowledge and say that: (s)he resides in Jacksonville, Duval County, Florida; (s)he is President-CSX Real Property, Inc., signing on behalf of CSX Transportation, Inc., the corporation described in and which executed said instrument; (s)he is fully informed of the contents of the instrument; (s)he knows the seal of said corporation; the seal affixed to said instrument is such seal; it was so affixed by authority of the Board of Directors of said corporation; (s)he signed his/her name thereto for said corporation pursuant to Board authority; and instrument is the free act and deed of said corporation; and the conveyance herein is not part of a transaction, sale, lease, exchange or other transfer or conveyance of all or substantially all of the property and/or assets of the Grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 21st day of June, 2006.
My commission expires on:

Notary Public Betty D. Jones (SEAL)
Print Name: _____



(11)
(12)
(13)

EXHIBIT A

Description of property at: Greenville, Greenville County, South Carolina
To: The City of Greenville, South Carolina
CSXT Deed File No.: 2005-000024

All those certain parcels identified as Parcel 5A, Parcel 5B, Parcel 5C, Parcel 5D, Parcel 6, Parcel 7, and Parcel 8 containing a total acreage of 20.384 acres, more or less, and being more particularly shown on plat of survey dated May 20, 2005 prepared by Byron E. Shilling Professional Land Surveyor Number 10781 and recorded among the Public Land Records of Greenville County, South Carolina in book 50-A, page 71.

BEING a portion of the property acquired by predecessors of Grantor, by the following instruments, recorded among the Public Land Records of Greenville County, South Carolina:

Grantor.	Grantee	Date	Book/Page
ALICE C. FERGUSON	CHARLESTON & WESTERN CAROLINA RAILWAY CO	12/8/1903	LLJ/285
CITY COUNCIL OF GREENVILLE	CAROLINA, KNOXVILLE & WESTERN RAILWAY CO	07/16/1888	COUNCIL MINUTES/208
DUKE POWER COMPANY	PIEDMONT & NORTHERN RAILWAY CO	8/30/1939	215/35
EDWARD F. MAYBERRY	CHARLESTON & WESTERN CAROLINA RAILWAY CO	11/22/1902	JJJ/129
ELIZABETH S. WHITMIRE	GREENVILLE, SPARTANBURG & ANDERSON RAILW	8/16/1911	16/13
GEORGIA CONSTRUCTION & INVESTMENT COMPAN	CAROLINA, KNOXVILLE & WESTERN RAILWAY CO	08/14/1888	TT/900
H. C. HAYNSWORTH, TRUSTEE	PIEDMONT & NORTHERN RAILWAY CO	10/20/1941	238/293
J. P. WILLIAMSON, ET AL	PIEDMONT & NORTHERN RAILWAY CO	11/8/1937	200/347
JULIUS H. HEYWARD	CHARLESTON & WESTERN CAROLINA RAILWAY CO	12/16/1902	HHH/570
L. O. PATTERSON, EXECUTOR	PIEDMONT & NORTHERN RAILWAY CO	8/5/1935	181/253
L. O. PATTERSON, EXECUTOR	PIEDMONT & NORTHERN RAILWAY	3/11/1936	184/63
MAYBERRY LAND COMPANY	GREENVILLE, SPARTANBURG & ANDERSON RAILW	6/30/1911	16/208

11
12
13

MAYBERRY LAND COMPANY	GREENVILLE, SPARTANBURG & ANDERSON RAILW	8/14/1911	16/207
MAYBERRY LAND COMPANY	PIEDMONT & NORTHERN RAILWAY CO.	9/10/1935	150/362
N.T. MARTIN	GREENVILLE, SPARTANBURG & ANDERSON RAILW	12/19/1911	17/66
P. AND N. REALTY COMPANY	PIEDMONT & NORTHERN RAILWAY CO.	3/26/1940	220/222
T. O. LAWTON	PIEDMONT & NORTHER RAILWAY CO.	8/17/1948	357/25
T.R. CHATAM	GREENVILLE, SPARTANBURG & ANDERSON RAILW	12/16/1911	17/57
W. S. BRADLEY	PIEDMONT & NORTHERN RAILWAY CO.	7/29/1948	357/39
W.C. COTHRAN, RECEIVER, ET ALS	CHARLESTON & WESTERN CAROLINA RAILWAY CO	04/19/1899	33/54
WILLIAM G. SIRRNE	GREENVILLE, SPARTANBURG & ANDERSON RAILW	3/13/1911	24381
WILLIAM G. SIRRNE	GREENVILLE, SPARTANBURG & ANDERSON RAILW	3/16/1911	11/247

The Charleston & Western Carolina Railway Company merged into the Atlantic Coast Line Railroad Company effective December 17, 1959. On July 1, 1967 the Atlantic Coast Line Railroad Company merged with the Seboard Air Line Railroad Company to form the Seboard Coast Line Railroad Company. On December 29, 1982 the Louisville and Nashville Railroad Company merged into Seboard Coast Line Railroad Company, and the name of the surviving corporation changed to Seboard System Railroad, Inc. On July 1, 1986, Seboard System Railroad, Inc. changed its name to CSX Transportation, Inc.

The Greenville, Spartanburg & Anderson Railway Company merged into the Piedmont and Northern Railway Company by deed dated June 10, 1914. By deed dated July 1, 1969, the Piedmont and Northern Railway Company merged into the Seboard Coast Line Railroad Company. On December 29, 1982 the Louisville and Nashville Railroad Company merged into Seboard Coast Line Railroad Company, and the name of the surviving corporation changed to Seboard System Railroad, Inc. On July 1, 1986, Seboard System Railroad, Inc. changed its name to CSX Transportation, Inc.

By deed dated July 1, 1969, the Piedmont and Northern Railway Company merged into the Seboard Coast Line Railroad Company. On December 29, 1982 the Louisville and Nashville Railroad Company merged into Seboard Coast Line Railroad Company, and the name of the surviving corporation changed to Seboard System Railroad, Inc. On July 1, 1986, Seboard System Railroad, Inc. changed its name to CSX Transportation, Inc.

11
12
13

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information attached to this affidavit and I understand such information.

2. The property being transferred is described as 20.384 Acres, more or less in Greenville, SC, and was transferred by CSX Transportation, Inc. to City of Greenville on June 21, 2005.

3. The deed is exempt from recording fee because (See Information section of affidavit:
(#2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;

4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Assistant City Attorney for the City of Greenville and closing attorney.

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.

City of Greenville

BY:

Kathleen G. Kempe
Kathleen G. Kempe
Assistant City Attorney

SWORN to before me this 7
day of December, 2005.

Andrea J. Snyder
Notary Public for South Carolina
My Commission Expires: 7-10-2015

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 the 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.

GRANTEE'S ADDRESS: Post Office Box 2207, Greenville, SC 29602

FILED IN GREENVILLE COUNTY, SC

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ROBERT A. BROOKS, in consideration of Three Hundred Seventy Two Thousand Five Hundred Dollars (\$372,500.00), the receipt of which is hereby acknowledged, has, subject to limitations shown below, granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the CITY OF GREENVILLE, a Municipal Corporation, its successors and assigns forever:

See attached Exhibit A

THIS property is conveyed subject to easements, rights-of way, zoning ordinances or restrictions which may appear of record, on the recorded plat(s) or on the premises.

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, subject to limitations shown above, all and singular the premises before mentioned unto the Grantee and its successors and assigns, forever; and the Grantor does hereby bind the Grantor and the Grantor's heirs, executors, administrators, and personal representatives to warrant and forever defend all and singular said premises unto the Grantee, its successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand and seal this 19 day of Dec., 2011.

SIGNED, SEALED AND DELIVERED in the presence of:

William D. Temple
Barbara L. Temple
Robert A. Brooks

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 19 day of Dec, 2011 by Robert A. Brooks.

Barbara L. Temple
Notary Public for South Carolina
My Commission Expires: 2-10-2015

Exhibit A

ALL that certain piece, parcel or lot of land, lying and being situate in the State of South Carolina, County of Greenville, City of Greenville, lying at the intersection of S. Hudson Street and Welborn Street, containing 56,609 Sq. Ft., 1.30 Acres, shown on a survey prepared by Site Design, Inc., entitled, "City of Greenville," dated December 14, 2011, and recorded herewith in the Register of Deeds Office for Greenville County in Plat Book 1130 at Page 14.
Reference to said

This being the same property conveyed to Robert A. Brooks by deed of Robert J. Leapord, Trustee, dated September 17, 2009, recorded September 24, 2009 in the Register of Deeds Office for Greenville County in Deed Book 2362 at Page 2842 and also by quit claim deed from Tony Brooks dated December 7, 2011 and recorded Dec 19, 2011 in the Register of Deeds Office for Greenville County in Deed Book 1612 at Page 2.

This property is known as Tax Map Number 0055.00-01-002.04.

14

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information attached to this affidavit and I understand such information.

2. The property being transferred is located at 320 S. Hudson Street, Greenville, SC, bearing Greenville County Tax Map Number 0055.00-01-002.04 was transferred by Robert A. Brooks to City of Greenville on Dec. 19, 2011.

3. The deed is exempt from recording fee because (See Information section of affidavit:
(#2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;

4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Assistant City Attorney for the City of Greenville and closing attorney.

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.

City of Greenville

BY:

Kathleen G. Kempe

Kathleen G. Kempe

Assistant City Attorney

SWORN to before me this 19
day of Dec, 2011.

Madeline L. Spradlin

Notary Public for South Carolina

My Commission Expires: 2-10-2015

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 the 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

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2011086130 Book DE 2398 Page 1614-1617
December 19, 2011 04 15 32 PM

Timothy J. Haney

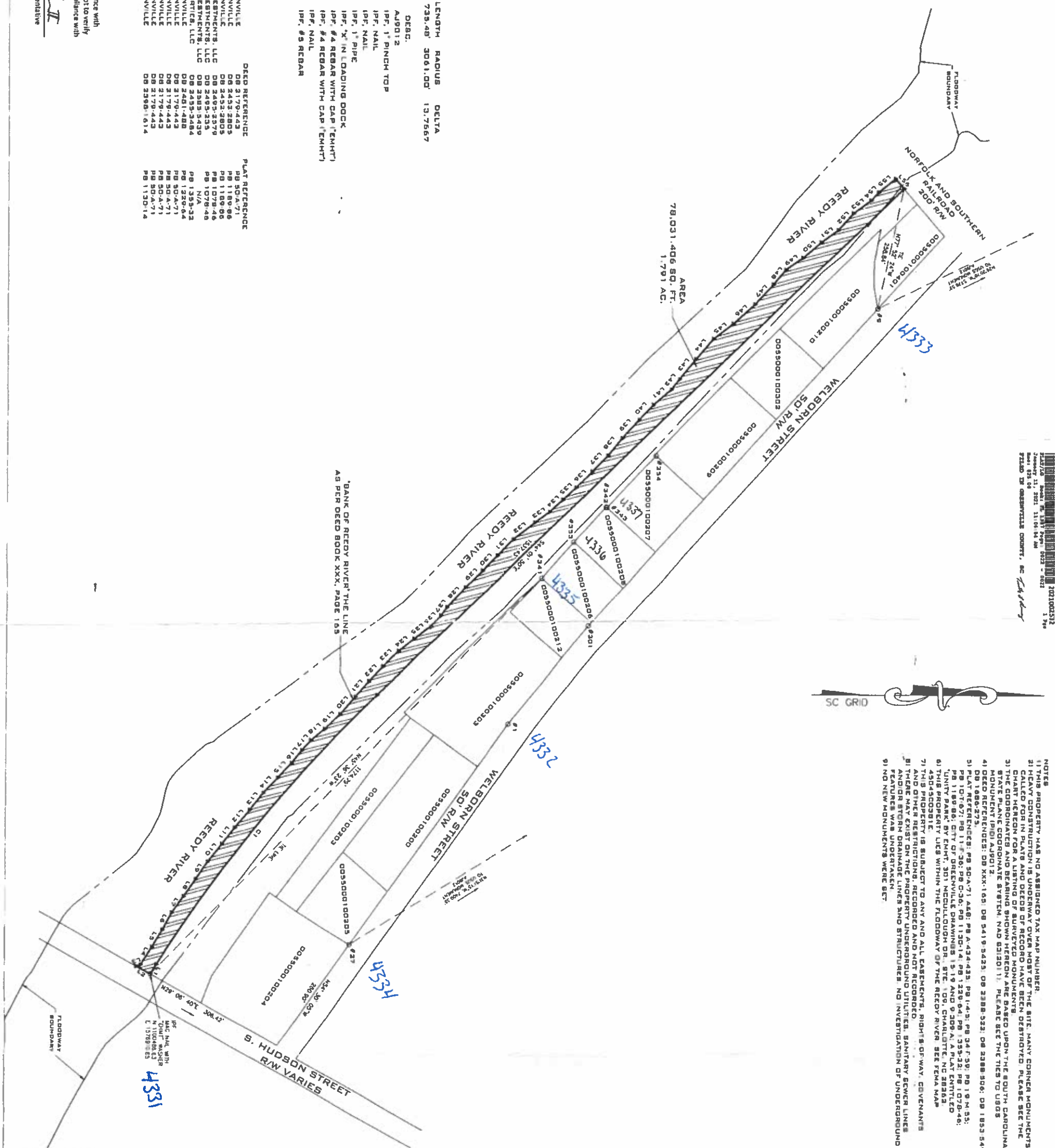
LINE	BEARING	DISTANCE
L1	S37°44'18"E	23.79'
L2	S29°06'40"W	34.92'
L3	N16°14'23"N	10.42'
L4	N37°08'28"W	42.94'
L5	N58°39'06"W	42.13'
L6	N61°52'47"W	41.28'
L7	N54°31'02"W	42.30'
L8	N54°46'59"W	44.43'
L9	N56°29'53"W	44.99'
L10	N51°19'32"W	47.65'
L11	N52°18'25"W	44.24'
L12	N49°22'52"W	47.94'
L13	N51°32'28"W	45.66'
L14	N46°53'52"W	44.76'
L15	N47°08'15"W	41.98'
L16	N51°34'22"W	34.88'
L17	N47°30'05"W	28.24'
L18	N39°54'17"W	37.81'
L19	N43°54'08"W	44.62'
L20	N49°42'05"W	48.62'
L21	N48°39'48"W	43.63'
L22	N45°29'47"W	41.87'
L23	N44°15'41"W	45.52'
L24	N39°40'52"W	42.94'
L25	N38°20'26"W	44.27'
L26	N48°19'11"W	31.95'
L27	N53°39'33"W	21.55'
L28	N48°09'47"W	58.14'
L29	N43°14'20"W	49.63'
L30	N43°47'13"W	43.96'
L31	N45°44'11"W	47.15'
L32	N38°15'03"W	57.77'
L33	N36°55'35"W	38.66'
L34	N43°06'17"W	38.04'
L35	N42°04'18"W	37.77'
L36	N44°54'46"W	47.84'
L37	N44°44'12"W	46.92'
L38	N50°34'14"W	46.80'
L39	N47°00'52"W	52.34'
L40	N47°54'37"W	42.93'
L41	N40°48'45"W	50.02'
L42	N52°05'16"W	27.97'
L43	N52°05'16"W	27.97'
L44	N49°32'39"W	55.03'
L45	N37°10'09"W	52.88'
L46	N41°35'07"W	60.88'
L47	N47°24'09"W	56.75'
L48	N49°47'17"W	40.70'
L49	N35°52'33"W	44.13'
L50	N40°09'30"W	50.12'
L51	N36°28'15"W	44.40'
L52	N46°08'07"W	47.53'
L53	N36°27'12"W	45.87'
L54	N46°42'21"W	23.49'
L55	N39°06'15"W	45.30'
L56	N49°10'58"E	27.63'

CURVE	CH. BEARING	CHORD	LENGTH	RADIUS	DELTA
G1	S50°54'50"E	733.71'	733.48'	3061.00'	13.7667

POINT	NORTHING	EASTING	DESC.
1000	1107191.66	1572941.72	AJ9.012
1	1101326.81	1576381.86	1" PUNCH TOP
9	1102012.91	1575505.27	1" P. NAIL
27	1100905.84	1576647.31	1" P. NAIL
301	1101406.62	1576173.73	1" P. 1" PIPE
341	1101308.49	1576071.20	1" P. 4" REBAR WITH CAP ("EMPT")
342	1101444.85	1575925.07	1" P. 4" REBAR WITH CAP ("EMPT")
353	1101375.64	1575957.81	1" P. NAIL
354	1101540.37	1575815.84	1" P. #3 REBAR

TAX MAP #	OWNER	DEED REFERENCE	PAYT REFERENCE
0035000100401	THE CITY OF GREENVILLE	DB 2179-443	PB 50-6-71
0035000100201	THE CITY OF GREENVILLE	DB 2432-285	PB 118-0-98
0035000100302	THE CITY OF GREENVILLE	DB 2432-280	PB 118-0-96
0035000100303	159 WELDON INVESTMENTS, LLC	DB 2435-2379	PB 1028-46
0035000100207	117 WELDON INVESTMENTS, LLC	DB 2435-233	PB 1078-46
0035000100208	117 WELDON INVESTMENTS, LLC	DB 2435-239	N/A
0035000100209	THE CITY OF GREENVILLE	DB 2435-3439	PB 135-0-32
0035000100210	THE CITY OF GREENVILLE	DB 2435-3488	PB 123-0-43
0035000100212	THE CITY OF GREENVILLE	DB 2179-443	PB 50-6-71
0035000100203	THE CITY OF GREENVILLE	DB 2179-443	PB 50-6-71
0035000100203	THE CITY OF GREENVILLE	DB 2179-443	PB 50-6-71
0035000100205	THE CITY OF GREENVILLE	DB 2179-443	PB 50-6-71
0035000100204	THE CITY OF GREENVILLE	DB 2390-614	PB 1130-14

Signature is only for the purpose of compliance with City / County recording requirements and not to verify the accuracy of the survey or to verify compliance with City ordinances.



NOTES

1) THIS PROPERTY HAS NO ASSIGNED TAX MAP NUMBER.

2) HEAVY CONSTRUCTION IS UNDERWAY OVER MOST OF THE SITE. MANY CORNER MONUMENTS CALLED FOR IN PLATS AND DEEDS OF RECORD HAVE BEEN DESTROYED. PLEASE SEE THE GRANT HEREON FOR A LISTING OF SURVEYED MONUMENTS.

3) THE COORDINATES AND BEARING OF SURVEY HEREON ARE BASED UPON THE SOUTH CAROLINA MONUMENT (PMO) SURVEY.

4) DEED REFERENCES: DB XXX-11, DB 5419 5423, DB 2388-521, DB 2388-504, DB 1853 5490

DB 1988-873.

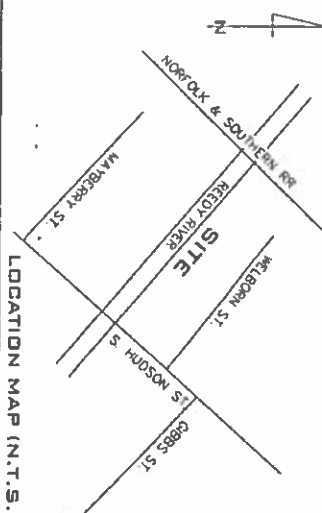
5) PLAT REFERENCES: PG 50-47, A-6; PG A-43-423, PG 14-3; PG 54-F-39; PG 19-M-53; PG 10-1-67; PG 11-F-36; PG C-3-6; PG 11-20-14; PG 123-6-9; PG 133-22-1; PG 1077-46; PG 118-9-85; DB 1 OF DREWELEIGH DRAWINGS 15 19 AND 9 205-A; A PLAT ENTITLED "UNITY PARK, BY EMHT, 301 MCCOLLUM DR., STE. 100, CHARLOTTE, NC 28262.

6) THIS PROPERTY LIES WITHIN THE FLOODWAY OF THE REEDY RIVER. SEE FEMA MAP.

7) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, COVENANTS AND OTHER RESTRICTIONS, RECORDED AND NOT RECORDED.

8) THERE ARE EXIST ON THE PROPERTY UNDERGROUND UTILITIES, SANITARY SEWER LINES AND/OR STORM DRAINAGE LINES AND STRUCTURES. NO INVESTIGATION OF UNDERGROUND FEATURES WAS UNDERTAKEN.

9) NO NEW MONUMENTS WERE SET.



PLAT OF A
1.791 ACRE
TRACT
BEING
CONVEYED TO
THE CITY OF
GREENVILLE

GREENVILLE COUNTY
SOUTH CAROLINA

CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND NEITHER EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



CITY OF GREENVILLE
306 S. MAIN STREET
GREENVILLE, SC 29602
OFFICE: (864) 467-4400

THOMAS M. REYNOLDS
BCPLS NO. 16136

SEPTEMBER 16, 2020

OWNER:
CITY OF GREENVILLE
306 S MAIN ST
GREENVILLE, SC
864.233.3272

BUYER/ENGINEER:
CITY OF GREENVILLE
306 S MAIN ST
GREENVILLE, SC
864.233.3272

Date	City Engineer or Representative
------	---------------------------------

GRANTEE'S ADDRESS: P.O. Box 2207, Greenville SC 29602

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that THE COUNTY OF GREENVILLE, a Body Politic and Subdivision of the State of South Carolina, (hereinafter "Grantor"), in consideration of One Dollar (\$1.00) and no other consideration, the receipt of which is hereby acknowledged, has, granted, bargained, sold, and released, and by these presents does grant, bargain, sell, release and quitclaim unto CITY OF GREENVILLE, a Municipal Corporation, (hereinafter "Grantee"), its successors and assigns forever, all its right, title and interest in and to the following property:

ALL of that right of way and real property situated, lying and being in Greenville County, South Carolina, located along the bank of the Reedy River, between S. Hudson Street and the eastern right of way for the Norfolk and Southern Railroad, shown as 78,031.406 SQ. FT., 1.791 AC., on a survey entitled, "Plat of 1.791 Acre Tract Being Conveyed to the City Of Greenville," dated September 16, 2020, prepared by Thomas M. Reynolds, SCPLS No. 16138, City of Greenville and recorded herewith in the Register of Deeds Office for Greenville County in Plat Book /387 at Page 22. Reference to said plat is hereby made for the metes and bounds thereof.

TO HAVE AND TO HOLD the Premises before mentioned, and all the estate, right, title, lien, interest and claim whatsoever, express or implied, concerning the condition or title of said Premises, and/or any improvements or other constructions that may be situated thereon, and Grantee hereby specifically waives any implied warranties (if any) provided by South Carolina law.

[Signatures contained on the following page]

IN WITNESS WHEREOF, Grantor has caused this quitclaim deed to be executed under seal this 29 day of December, 2020.

SIGNED, SEALED AND DELIVERED
in the presence of:

Camille S. Williams
Witness

Debra J. Gregory
Witness

COUNTY OF GREENVILLE,
By: Herman G. Kirven, Jr. (SEAL)
Chairman of County Council

By: Joseph M. Kernell (SEAL)
County Administrator

ATTEST:
By: Regina McCaskill (SEAL)
Clerk to County Council

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 29th day of December, 2020 by the within named Herman G. Kirven, Jr., as Chairman of Greenville County Council, Joseph M. Kernell as County Administrator, and Regina McCaskill as Clerk to County Council as the act and deed of the County of Greenville, South Carolina.



Debra J. Gregory (SEAL)
Notary Public for South Carolina
Print Name: Debra J. Gregory
My Commission Expires: 12/2/2025

STATE OF SOUTH CAROLINA))
COUNTY OF GREENVILLE)) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located in the City of Greenville between S. Hudson Street and the eastern right of way for the Norfolk and Southern Railroad and was transferred by the County of Greenville, a Body Politic and Subdivision of the State of South Carolina, to the City of Greenville, a Municipal Corporation, on the 29th day of December, 2020.
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 distribution to a trust beneficiary.
(c) ☒ EXEMPT from the deed recording fee because: (#2 transferring realty to a political subdivision of the state).
- (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)
If exempt under exemption #1, 4 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 \$ _____
(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) the amount listed in item 4 above \$ _____
(b) the amount listed in item 5 above (If no amount is listed, place zero here.) _____
(c) Subtract Line 6(b) from Line 6(a) and place the result here: \$ _____
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 0.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Assistant County Attorney, County of Greenville.
9. 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(s) Connected with the Transaction:

Sworn to me this 11th day of January, 2021

Responsible Person Connected with the Transaction:

Jill C. Swanson
Notary Public for South Carolina
My Commission Expires: 6-25-2022

By: Kimberly N. Wylder
Name: Kimberly N. Wylder
Title: Assistant County Attorney

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, 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.
- (12) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings.
- (13) 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.
- (14) 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.
- (15)

Whereas on the 7th day of November, 1925, Leyberry Land Company conveyed to the City of Greenville a tract of land bounded by C. & W. C. Railway on the North, by Form 1 Street on the South and by proposed extension of Bailey Street on the East; and the said Street on the South and by proposed extension of Bailey Street on the East; and the said property has been surveyed since that date by the Park & Tree Commission and it is now desired to confirm the deed according to the new survey; Now -

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Leyberry Land Company

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in the State of South Carolina, for and in consideration of the sum of

One Dollar

111564444

to it in hand duly paid as and before the signing and delivery of these presents by the grantor hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold, aliened, remised, released, and by these presents does grant, bargain, sell and release unto The City of Greenville,

a municipal corporation of South Carolina, all that tract of land in the City of Greenville,

beginning at an iron pin on Hudson Street, on the right-of-way of the Charleston & Western Carolina Railway Company; and running thence (1) N. 71° 57' 21" W. 200 feet to an iron pin; thence (2) S. 54° 01' W. 100 feet to an iron pin; thence (3) N. 41° 51' W. 100 feet to a point; thence (4) N. 50° 11' E. 100 feet to a point; thence (5) N. 48° 11' W. 100 feet to a point; thence (6) S. 45° 08' E. 100 feet to an iron pin; thence (7) still continuing along the right-of-way of said railway N. 44° 48' W. 825 feet to an iron pin in the East line of the proposed extension of Bailey Street; thence (8) along the East line of said proposed extension of Bailey Street, distant 250 feet from the right-of-way of the Greenville and Columbia Railway Street, distant 250 feet from the right-of-way of the Greenville and Columbia division of the Southern Ry.; thence following the North line of said railway right-of-way at all class parallel to and 250 feet distant from the said Southern Railway right-of-way (9) S. 35° 41' E. 270 feet to a point; thence (10) S. 34° 45' E. 213.2 feet to a point; thence (11) S. 49° 35' E. 172 feet to a point; thence (12) S. 43° 20' E. 144 feet to a point; thence (13) S. 39° 45' E. 341.5 feet to an iron pin in the westerly line of Leyberry St.; and at the southwest corner of property owned by the City of Greenville; thence (14) leaving Leyberry Street and following along property of said City of Greenville N. 29° 16' E. 335 feet to an iron pin; thence (15) still along said S. 35° 04' E. 185 feet to South Hudson St.; thence (16) along the East line of South Hudson Street S. 29° 16' E. 195 feet to the point of beginning; containing 15.4 acres according to a survey made in 1925 for the Park & Tree Commission.

RECORDED

State of South Carolina,

Greenville County,

Personally appeared before me Bertha J. Green and ade oath that she saw William O. Sirrine as Secretary of Leyberry Land Company, a corporation chartered under the laws of the State of South Carolina, sign with its corporate seal and on the act and deed of said corporation delivered to me, which act and deed, and that she with William J. Hussey witnessed the execution thereof.

Sworn to before me this 22nd,

day of Jan. 1926.

Lillie J. Bussey-(L.S.)

Notary Public for S. C.

Bertha J. Green

Recorded February 19th, 1926 11:05 A.M.

Mayberry Land Company
State of South Carolina,

DEED TO City of Greenville

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Mayberry Land Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville, South Carolina, for and in consideration of the sum of Three thousand no/100 DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named, (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

the City of Greenville, a municipal corporation duly organized and existing under the laws of South Carolina, all that piece, parcel or lot of land in the City of Greenville, County of Greenville and State of South Carolina, on the West side of Hudson Street, Beginning at an iron pin one hundred feet north from the north side of an unnamed street fifty feet wide, which beginning point is three hundred and fifty feet from the right of way of the C. & G. branch of the Southern Railway Company, and running thence in a northeasterly direction two hundred feet to an iron pin; thence in a northeasterly direction in a line parallel with the said unnamed street two hundred feet to an iron pin; thence in a southeasterly direction parallel with Hudson Street two hundred feet to an iron pin, and thence in a southeasterly direction two hundred feet parallel with said unnamed street to the beginning corner.

I hereby certify that while the within deed bears date the twenty-sixth day of December A.D. 1913, it was not delivered to the City of Greenville until the seventeenth day of February A.D. 1913.
(February 17th, 1913)

Wm. G. Stride
Secretary of Mayberry Land Company.

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 grantee hereinafter named, and

its Successors heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and its Successors heirs and assigns forever against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officer, Edward P. Mayberry, President and Treasurer.

on this the twenty-six (26) day of December in the year of our Lord one thousand nine hundred and twelve and in the one hundred and thirty-seventh year of the Sovereignty and Independence of the United States of America

Signed, Sealed and Delivered in the Presence of
Constance W. Frost,
Watson C. Finger,
Mayberry Land Company
By
Edward P. Mayberry, President and Treasurer,
and

STATE OF SOUTH CAROLINA,

County of Charleston.

Personally appeared before me Watson C. Finger

within named Mayberry Land Company

by its duly authorized officer, Edward P. Mayberry, President and Treasurer

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with

Constance W. Frost, witnessed the execution thereof.

Witness my hand and seal, this 26th day of December, A. D. 1912.

Watson C. Finger

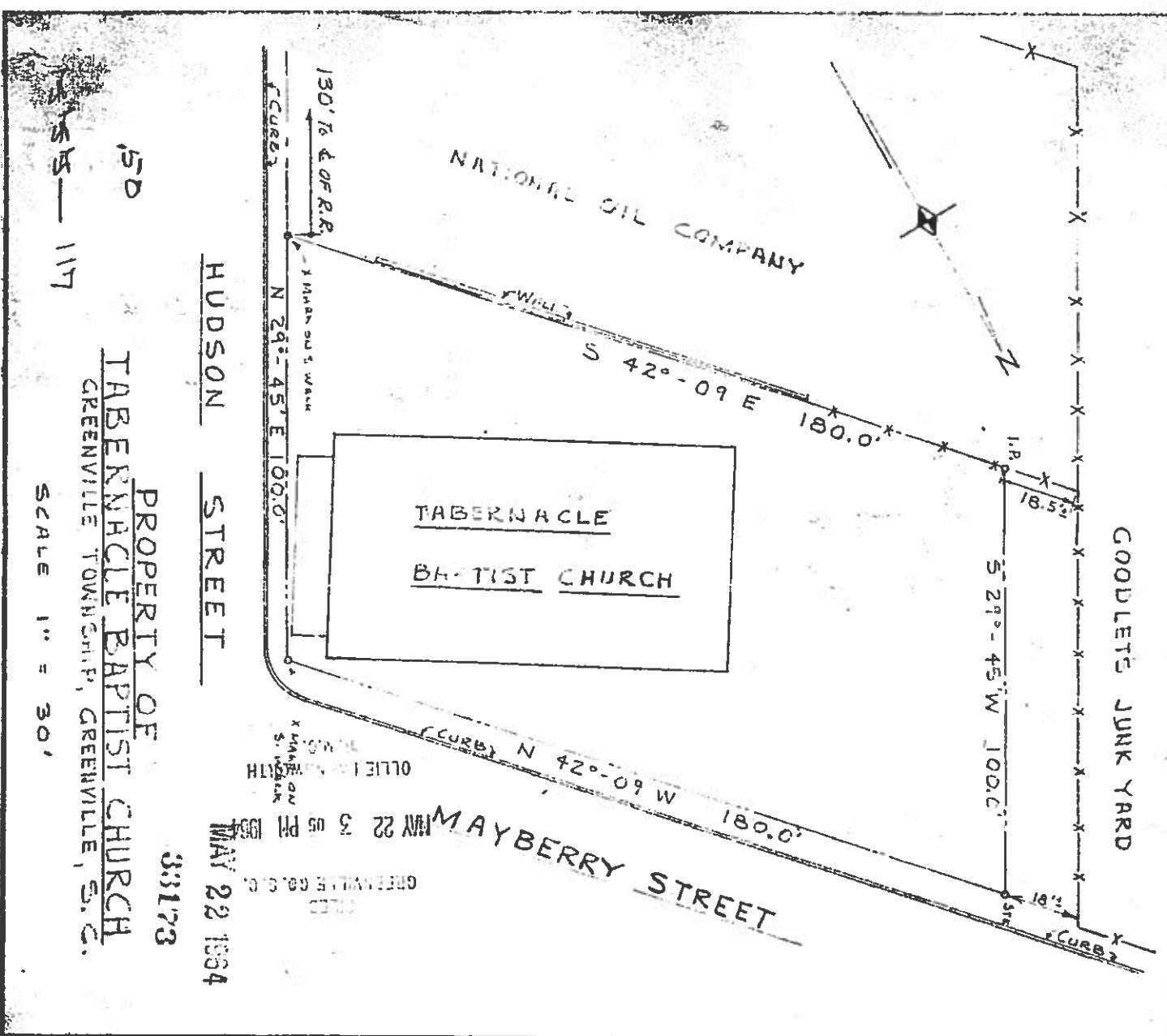
W. Hager, Notary Public for South Carolina.

Recorded for Feb. 27th, 1913.

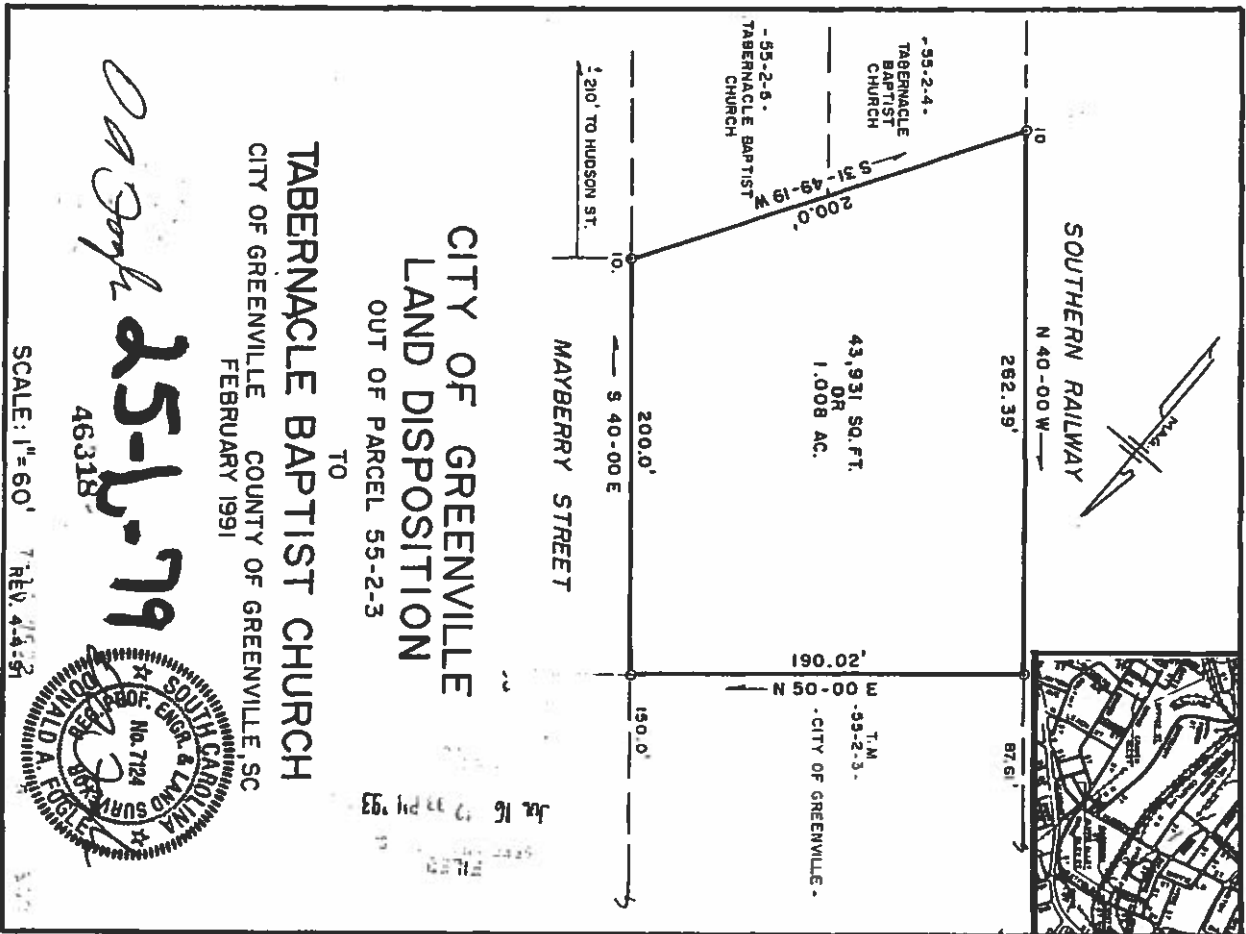
DESIGN SHEET

JOB NO. _____
STRUCTURE _____

JOB NO. _____ DATE MAY 1964.
COMPILED BY F.I. DILL



33173 Filed This 23 day of May 1964
And Recorded in Vol. 117 at 3:05 PM
Register Meane Conveyance Greenville County, S. C.



Prepared by and after recording return to:
Erin Culbertson
Kehl Culbertson Andrighetti, LLC
114 Mainly St.
Greenville, SC 29601

2016078961
8 Pgs
QCD Book: DE 2497 Page: 4452 - 4459
October 5, 2016 01:27:10 PM Cons: \$5.00
Rec: \$12.00 Cnty Tax: EXEMPT State Tax: EXEMPT
FILED IN GREENVILLE COUNTY, SC *Edy & King*

QUITCLAIM DEED TO REAL ESTATE

STATE OF SOUTH CAROLINA) Grantee's address:
) 400 Hudson St.
COUNTY OF GREENVILLE) Greenville, SC 29601

KNOW ALL MEN BY THESE PRESENTS, that TABERNACLE BAPTIST CHURCH, a corporation; TABERNACLE BAPTIST CHURCH, 400 SOUTH HUDSON STREET, GREENVILLE, SOUTH CAROLINA 29601; and TABERNACLE BAPTIST CHURCH, in consideration of

*****One (\$1.00) Dollar and no other consideration*****

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto TABERNACLE BAPTIST CHURCH, 400 SOUTH HUDSON STREET, GREENVILLE, SOUTH CAROLINA, its successors and assigns forever, all their right, title, and interest in and to the following described real property:

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF BY REFERENCE

GREENVILLE COUNTY TAX MAP # 0055000200500

It is the intentions of the parties to consolidate and clarify the manner in which title to the above-described property is held. Title should vest henceforth in the name of TABERNACLE BAPTIST CHURCH, 400 SOUTH HUDSON STREET, GREENVILLE, SOUTH CAROLINA, and no other.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises. 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 Grantee, and the Grantee's heirs or successors and assigns, forever.

SIGNED, sealed and delivered in the presence of:

TABERNACLE BAPTIST CHURCH

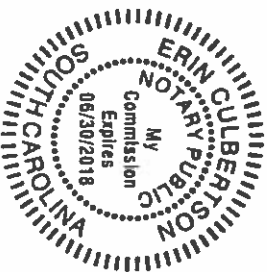
By: *Erin Culbertson*
Witness Signature
By: *Erin Culbertson*
Notary Signature

By: *R. Steven Bonner*
R. Steven Bonner, Treasurer
By: *Charles Boyd*
Charles Boyd, Co-Chairman of the
Trustee Board
By: *Charles Boyd*
Sappates, Chairman of the Trustee
Board

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)
)
ACKNOWLEDGMENT

I, Erin Culbertson, a Notary Public, do hereby certify that Tabernacle Baptist Church, by and through its duly-authorized signatories, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN TO AND SUBSCRIBED
before me this 30th day of September, 2016.
Erin Culbertson
Notary Public for South Carolina
My commission expires: 6/30/2018



SIGNED, sealed and delivered in the presence of:

TABERNACLE BAPTIST CHURCH,
400 SOUTH HUDSON STREET,
GREENVILLE, SOUTH CAROLINA
29601

Erin Culbertson
Witness Signature

By:

R. Steven Bogner
R. Steven Bogner, Treasurer

Erin Culbertson
Notary Signature

By:

Charles Boyd
Charles Boyd, Co-Chairman of the
Trustee Board

By:

John Yates
John Yates, Chairman of the Trustee
Board

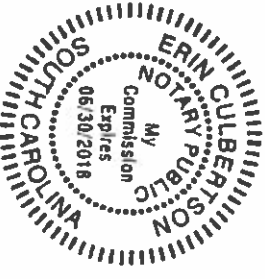
STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, Erin Culbertson, a Notary Public, do hereby certify that Tabernacle Baptist Church, 400 South Hudson Street, Greenville, South Carolina 29601, by and through its duly-authorized signatories, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN TO AND SUBSCRIBED
before me this 30th day of September, 2016.

Erin Culbertson
Notary Public for South Carolina
My commission expires: 6/30/2018



WITNESS the Grantor's hand and seal this 30th day of September, 2016.

SIGNED, sealed and delivered in the presence of:

TABERNACLE BAPTIST CHURCH, a

corporation

Erin Culbertson

By:

Witness Signature

R. Steven Bonner, Treasurer

Erin Culbertson

By:

Notary Signature

Charles Boyd, Co-Chairman of the
Trustee Board

By:

Sapp Yates, Chairman of the Trustee
Board

STATE OF SOUTH CAROLINA)
)

ACKNOWLEDGMENT

COUNTY OF GREENVILLE)
)

I, Erin Culbertson, a Notary Public, do hereby certify that Tabernacle Baptist Church, a corporation, by and through its duly-authorized signatories, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN TO AND SUBSCRIBED
before me this 30th day of September, 2016.

Erin Culbertson

Notary Public for South Carolina
My commission expires: 6/30/2018

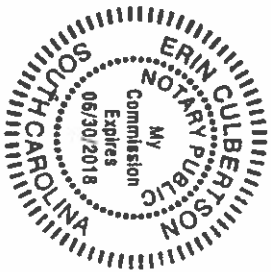


EXHIBIT A
LEGAL DESCRIPTION

Parcel A:

ALL that certain piece, parcel, or lot of land with all improvements thereon, or hereafter constructed thereon, situate, lying, and being in the State of South Carolina, County of Greenville, City of Greenville, at the intersection of South Hudson Street and Mayberry Street, being designated and shown as Greenville County/City Tax Map Sheet 55, Block 2, Lot 5, and being described as follows:

BEGINNING at an iron pin on the west side of South Hudson Street at the corner line of other property owned by the Mortgagor and formerly by Petroleum Oil Company designated as Tax Map Sheet 55, Block 2, Lot 4, and running thence in a northeasterly direction with South Hudson Street 100 feet to an iron pin, which is on the south side of Mayberry Street; thence with said Mayberry Street in a northwesterly direction 130 feet to an iron pin; thence in a southeasterly direction parallel with South Hudson Street 100 feet to an iron pin in the line of other property owned by the Mortgagor (formerly by Petroleum Oil Company) described above; thence running with this line in a southeasterly direction 130 feet to an iron pin on South Hudson Street, the point of BEGINNING.

This being the same property conveyed unto the Trustees of Mount Zion Baptist Church, now known as Tabernacle Baptist Church, on the 21st day of December, 1912, by deed recorded in the Greenville County ROD Office in Deed Book 16, at Page 336, and subsequently conveyed by the Trustees to Tabernacle Baptist Church, a corporation, by deed dated June 30, 1927, and recorded in the Greenville County ROD Office in Deed Book 93, at Page 120.

Parcel B:

ALL that certain piece, parcel, or lot of land situate, lying, and being on the southwestern side of Mayberry Street adjoining the above-described property and being described as follows:

BEGINNING at a stake on Mayberry Street 130 feet from the intersection of South Hudson Street and Mayberry Street at the corner of lot described above as Parcel A, and running with the line of the above property 100 feet in a southeasterly direction to a stake in line of other property owned by the Mortgagor (formerly by Petroleum Oil Company); thence with said line in a northwesterly direction 50 feet to a stake; thence in a northwesterly direction and parallel with South Hudson Street 100 feet to a stake on Mayberry Street; thence with Mayberry Street in a southeasterly direction 50 feet to the point of BEGINNING.

This being the same property conveyed unto Tabernacle Baptist Church, a corporation, by deed of Mayberry Land Company dated September 6, 1919, and recorded in the Greenville County ROD Office in Deed Book 53, at Page 343, on September 6, 1919.

Parcel C:

ALL that certain piece, parcel, or lot of land situate, lying, and being in the City of Greenville, County of Greenville, State of South Carolina, on the west side of Hudson Street, and having the following metes and bounds, as will appear by plat made for Arkansas Fuel Oil Corporation, Lessee, by Messrs. Dalton & Neves, Engineers, February, 1958, to-wit:

BEGINNING at an iron pin on Hudson Street, thirty (30) feet in a northeasterly direction from the center of the track of the Columbia & Greenville Division of the Southern Railway, which pin marks the right-of-way of said railroad, and running thence along Hudson Street N. 32-0 E. for a distance of 100 feet to a drill hole at the corner of property of Tabernacle Baptist Church; thence with the line of said Church N. 39-57 W. for a distance of 199.25 feet to an iron pin at the corner of property now or formerly of Max W. Goodlett; thence with Goodlett line S. 32-27 W. for a distance of 100 feet to an iron pin on said railroad right-of-way; thence S. 40-0 E. for a distance of 200 feet with eastern boundary of said railroad right-of-way to the beginning corner.

This being the same property conveyed unto Tabernacle Baptist Church. 400 South Hudson Street, Greenville, South Carolina 29601, by deed of Cities Service Oil Company, recorded in the Greenville County ROD Office in Deed Book 992, at Page 35, on January 10, 1974.

Parcel D:

ALL that certain piece, parcel, and lot of land in the City of Greenville, County of Greenville, State of South Carolina, lying on the southwestern side of Mayberry Street, and being shown on a plat entitled "City of Greenville Land Disposition to Tabernacle Baptist Church," and being recorded in Plat Book 25-L, at Page 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Mayberry Street, approximately 210 feet west of the intersection of Mayberry Street and Hudson Street, and running thence S. 31-49-19 W. for a distance of 200 feet to an iron pin; thence N. 40-00 W. for a distance of 262.39 feet to an iron pin; thence N. 50-00 E. for a distance of 190.02 feet to an iron pin on Mayberry Street; thence with Mayberry Street S. 40-0 E. for a distance of 200 feet to the point of beginning.

This being the same property conveyed unto Tabernacle Baptist Church by deed of the City of Greenville, recorded in the Greenville County ROD Office in Deed Book 1522, at Page 790, on July 16, 1993.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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 400 S. Hudson St., Greenville, SC 29601
bearing Greenville County Tax Map Number 0055000200500, was transferred
by Tabernacle Baptist Church, et al
to Tabernacle Baptist Church, 400 South Hudson Street, Greenville, South Carolina 9/30/2016

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.)

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: \$5.00
(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: \$5.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$0

8. 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 the Grantee _____

9. 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.

Erin Culbertson
Responsible Person Connected with the Transaction

Erin Culbertson
Print or Type Name Here

SWORN to before me this 30th
day of September 2016
Notary Public for SC
My Commission Expires 1/25/2017

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 53 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 a mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed 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.

DRAWN BY: RDH		DATE: APRIL 18, 1991	SEAL	PROJECT NO: 91-5241
SURVEYED BY: WEG		CHECKED BY: MCM		STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE W.L. GASSAWAY PROB Survey For BENJAMIN F. EVANS 2687
SCALE: 1" = 30'		301 BUTLER AVENUE GREENVILLE, S.C. TEL: (803) 271-8536 FAX: (803) 370-3732 Land Surveys Topographic Maps Construction Layouts		

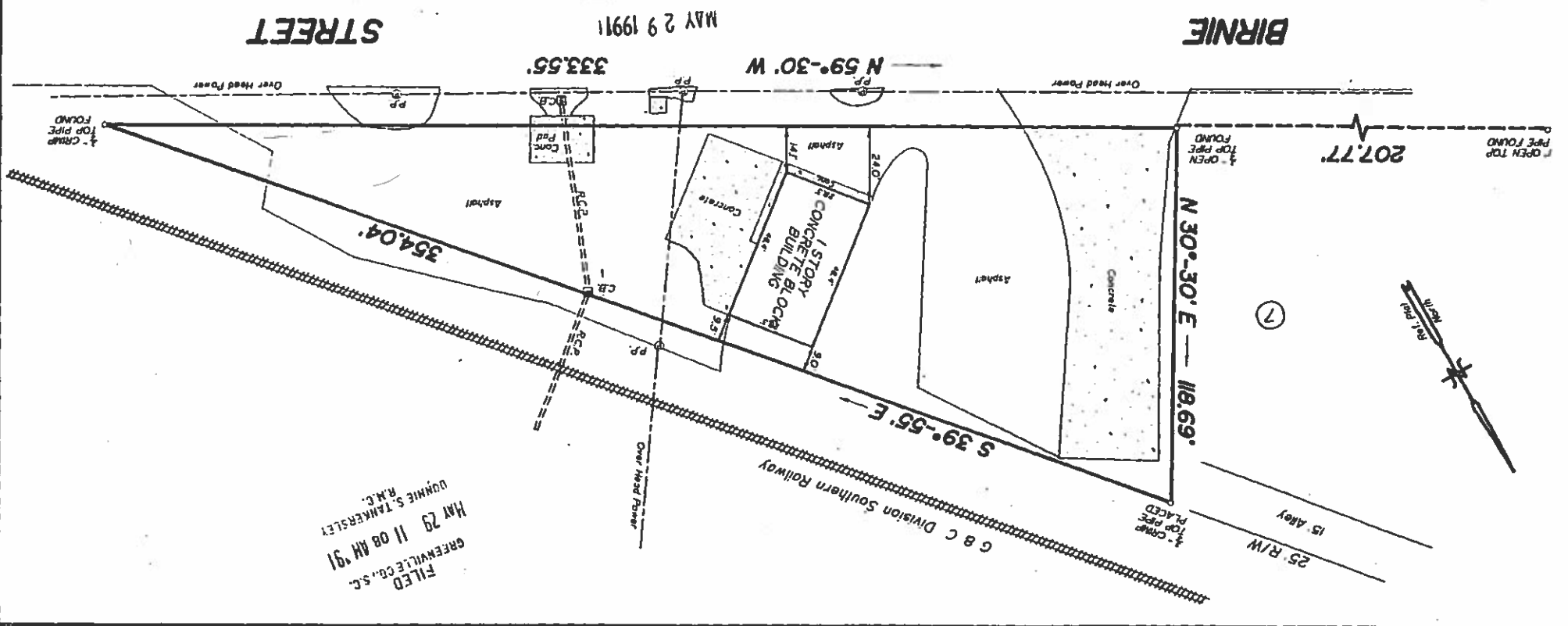
Handwritten signature: Fredrick E. Landrith
FREDRICK E. LANDRITH, NO. 9545
REGISTERED LAND SURVEYOR

THIS IS TO CERTIFY THAT WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE PROPERTY LINES, WALLS AND BUILDINGS ARE AS SHOWN HEREON, THAT THE BUILDINGS LOCATED ON SAID LOT DO NOT ENCRUMBER OR PROJECT ON ADJACENT STREETS OR PREMISES, AND THAT NO ADJACENT BUILDINGS OR WALLS ENCRUMBER OR PROJECT ON SAID PREMISES, ACCORDING TO THE FLOOD INSURANCE RATE MAP, AND TO THE BEST OF MY KNOWLEDGE. THIS STRUCTURE IS NOT WITHIN AN ESTABLISHED FLOOD ZONE.

Reference Plat Book: A, page: 547

20-I-85

26161



Mail after recording to: ☐ PREPARER ☒ GRANTEE

Send Tax Statements to: GRANTEE

PREPARER: This document, including legal description, prepared/drafted by:

Address: 338 Leoff St.

City/State/Zip: Greenville, S.C. 29609

Name: John F. Evans
Signature: John F. Evans
Phone: (864) 242-0798

Acct #
Tax Parcel/Lot Identifier Number: 9200499760077001 / MAP# 0055.00-03-008.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, executed this 8 day of May, 2007, by and between

GRANTOR

Benjamin F. Evans, an individual,
☒ married ☐ unmarried

Tax/Mailing Address:

119 Henderson Ave
Greenville, S.C. 29605

GRANTEE

John F. Evans, an individual,
☐ married ☒ unmarried

Tax/Mailing Address:

338 Leoff St.
Greenville, S.C. 29609

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good consideration and for the sum of Dollars (\$1.00) in hand

paid, by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto the Grantee all the right, title, interest and claim which the Grantor has in that certain lot or parcel of land situated in the City of Greenville, County of Greenville, State of South Carolina to wit: SEE ATTACHED DESCRIPTION OF PROPERTY

Previously referenced as follows: Book/Volume 1436 Page/Folio 972 of the Recorder of Greenville County. 1436

THE TOTAL DOLLAR VALUE OF THE CONSIDERATION paid for the property described herein is \$1.00.

ON DOCUMENT
WHEN PRESENTED
FOR RECORDING

THE PROPERTY DESCRIBED HEREIN: a) ☒ is not a part of the homestead of Grantor. b) ☐ is a part of the homestead of Grantor, and if Grantor is married, the conveyance is joined by both Grantor and Grantor's spouse who hereby release all rights of dower.

TO HAVE AND TO HOLD the same unto Grantee with all appurtenances thereunto belonging.

And Grantor covenants with Grantee that Grantor and any other person, persons, entity or entities in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth. Right, title, interest and claim hereinabove described is subject to the following exceptions:

ALL EASEMENTS, RIGHTS-OF-WAY, MINERAL RESERVATIONS OF RECORD AND PROTECTIVE COVENANTS, IF ANY.

NOT TO INCLUDE ANY GAS, OIL AND/OR MINERALS, WHICH ARE HEREBY RESERVED BY GRANTOR.

IN WITNESS WHEREOF, The said Grantor has caused these presents to be signed by its duly authorized officer on the day and year first above written.

Benjamin F Evans
Signature of Grantor
Benjamin F Evans
(Print name of Grantor)

Melvin A. Evans
Signature of Witness
MELVIN A. EVANS
Print name of Witness

Glenn B Evans
Signature of Witness
Glenn B Evans
Print name of Witness

State of South Carolina
County of Greenville

The foregoing instrument was acknowledged before me this 27th day of May, 1987, by

Benjamin F. Evans

Malcolm L. Childs

Notary Public (Signature)

Malcolm L. Childs

Title

My Commission Expires on

7/13/2009

Printed Name of Notary



DESCRIPTION OF PROPERTY
FOR QUITCLAIM DEED DATED

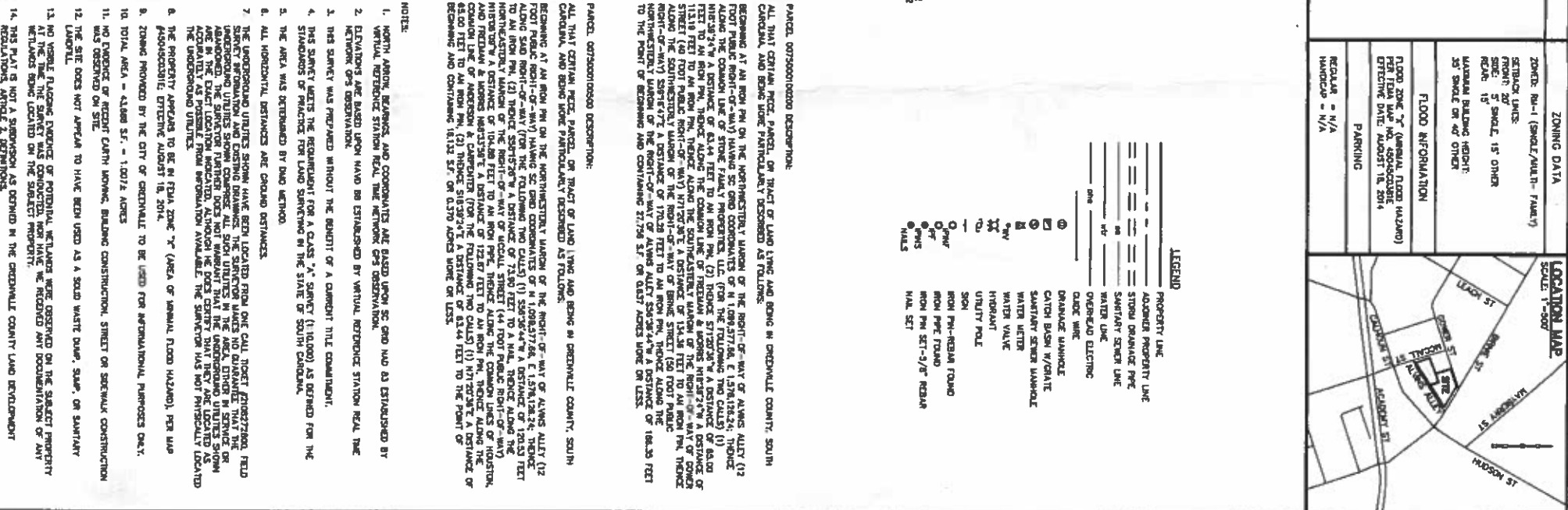
Grantor: Benjamin F Evans Grantee: Mary S, 20 07
John Evans




All that certain place, parcel or lot of
land situate, lying and being located in the
County of Greenville, State of South Carolina, being
shown on survey prepared by Landbold Surveying
dated April 18, 1991 entitled "Survey for
Benjamin F. Evans and John F. Evans" and
recorded in the RMC Office for Greenville
County, South Carolina in Plat Book 20-I
at Page 85 and having such metes
and bounds as shown thereon.

Grantor: Benjamin F Evans (Signature)

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2007049011 Book DE 2267 Page: 1615-1617
May 17, 2007 01:27:31 PM

Trinity J. Manning

[illegible]

1 of 1	PROJECT NO. 21-116 DATE OF SURVEY: OCT. 11, 2021 DATE OF PLAN: OCT. 12, 2021		DRAWN _____	CHECKED _____	 
			NM/R _____	NL/M _____	

ALTA/NSPS LAND TITLE SURVEY



PREPARED FOR: BIRNIE PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY
PROPERTY OF:
FRANCES D. ANDERSON & WILLIAM MCNEILL
CARPENTER III, & STONE FAMILY PROPERTIES, LLC.
207 BIRNIE STREET & 208 MCCALL STREET
CITY OF GREENVILLE, GREENVILLE COUNTY, SOUTH CAROLINA

REVISIONS
12/27/2021

SURVEY MATTERS

LAND SURVEYING SERVICES

107 Hillcrest Avenue
Simpsonville, South Carolina 29681
(864) 451-0176
nick@survey-matters.com

STATE OF SOUTH CAROLINA)

) TITLE TO REAL ESTATE

COUNTY OF GREENVILLE) QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that FRANCES D. ANDERSON, WILLIAM MCNELL CARPENTER, III, AND SCHAEFER MCSWAIN CARPENTER ("Grantors"), in consideration of ONE DOLLAR (\$1.00), the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold, remised, released quitclaimed and by these presents do grant, bargain, sell, remise, release and quitclaim unto BIRNIE PROPCO, LLC, a Delaware limited liability company ("Grantee"), Its Successors And Assigns Forever In Fee Simple:

LEGAL DESCRIPTION ATTACHED
ON EXHIBIT "A"

ADDRESS OF GRANTEE(S): c/o Toole Katz & Roemersma, LLP
1911 N Fort Myer Drive, Suite 600
Arlington, Virginia 22209

TAX MAP REFERENCE: 0075000100200

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 Grantee, and Grantee's successors and assigns, forever.

WITNESS the undersigned Grantor's hand and seal this 4 day of January, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Frances D. Anderson
Witness #1

Sally T. Sigmon
Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
ACKNOWLEDGMENT

I, the undersigned Notary Public in and for the County and State aforesaid, certify that Frances D. Anderson personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 4 day of January, 2022.

Sally T. Sigmon (SEAL)
Notary Public for the State of South Carolina
My Commission Expires: 4-8-2024

4 day of January, 2022.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Witness #1

Sally F. Symone
Witness #2

William McNeill Carpenter, JM

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, the undersigned Notary Public in and for the County and State aforesaid, certify that William McNeill Carpenter, III personally appeared before me this day and acknowledged the execution of the foregoing instrument.

4 day of January, 2022.

Sally J. Sigmonore (SEAL)
Notary Public for the State of South Carolina
My Commission Expires 4-8-2024

WITNESS the undersigned Grantor's hand and seal this 4 day of January, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness #1
[Signature]
Schaefer McSwain Carpenter

[Signature]
Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
ACKNOWLEDGMENT

I, the undersigned Notary Public in and for the County and State aforesaid, certify that
Schaefer McSwain Carpenter personally appeared before me this day and acknowledged the
execution of the foregoing instrument.

Witness my hand and official stamp or seal this 4 day of January, 2022.

[Signature] (SEAL)
Notary Public for the State of South Carolina
My Commission Expires: 4-8-2024

EXHIBIT A
LEGAL DESCRIPTION

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 0.673 acres, more or less, on a plat prepared for Bitmie Propco, LLC, a Delaware limited liability company, dated December 27, 2021, and recorded in the Office of the Register of Deeds for said County in Plat Book 1418, at Page 79; reference to said plat being hereby made for a more complete metes and bounds description thereof.

Derivation: Not required on Quitclaim Deed pursuant to S.C. Code Ann. § 30-5-35.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 by Quitclaim Deed dated January 4, 2022, from Frances D. Anderson, William McNeill Carpenter, III and Schaefer MCSwain Carpenter to Birnie Propco, LLC, a Delaware limited liability company, is described as follows:

0.673 acres, more or less, on a plat prepared for Birnie Propco, LLC, a Delaware limited liability company, dated December 27, 2021, and recorded in the Office of the Register of Deeds Office for Greenville County, SC, in Plat Book 1418, at Page 79.

Tax Map No. 0075000100200

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) x exempt from the deed recording fee because (See Information section of affidavit): #12

(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 \$0.00

(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 x 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$ 1.00

(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: \$ 1.00

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is:
\$ 1.00

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
9. 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.


W. Ryan Nicholas
Attorney

SWORN to and subscribed before me this
4th day of January, 2022.


Notary Public for South Carolina (SEAL)
Print Name: Rhonda G. Lung

My Commission Expires: 11/16/2022

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. (This includes, pursuant to Code Section 12-59-140(f)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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 constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as 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 the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, 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;
- (12) that constitutes 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 mortgagor or deed pursuant to foreclosure proceeding;
- (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.

FILED IN GREENVILLE COUNTY, SC

THE LYLES LAW FIRM, LLC
ATTORNEY AT LAW

Grantee Address: P.O. Box 2572
Greenville, SC 29602

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that

DECA INVESTMENT COMPANY, L.P.

in consideration of Twenty-One Thousand and No/100 (\$21,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

TABERNACLE BAPTIST CHURCH
400 S. HUDSON ST.
GREENVILLE, SC 29601

the following described property:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, on the corner of Calhoun and Birnie Streets, and having the following courses and distances according to said plat of R. E. Dalton, Engineer, November, 1924, to-wit:

BEGINNING at an iron pipe at the Northwest corner of Calhoun and Birnie Streets, and running thence along the northern side of Calhoun Street S 46-50 220 feet to joint corner of Lots Nos. 2 and 3; thence along line of Lot No. 2 N. 35-02 W. 137.5 feet to an alley; thence along said alley N. 57-18 E. 188.6 feet to Birnie Street; thence along Birnie Street S. 59-53 E. 61.9 feet to a bend in said street; thence continuing along Birnie Street S. 40-05 E. 42.7 feet to the Beginning corner, and being known and designated as Lots Numbers three, four, five, and six on the plat above referred to.

TMS No. 0075.00-01-001.00

THIS being the same property conveyed to the grantor herein by deed of Doris H. Howard recorded in the R.O.D. Office for Greenville County on August 1, 2003, in Deed Book 2048 at Page 1556.

This conveyance is made subject to all easements, rights-of-way, restrictions and conditions appearing of record affecting the subject property.

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 grantee, and the grantee's heirs or successors and assigned, forever. And the grantor does hereby bind 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.

WITNESS grantor's hand and seal this 29th day of September, 2006.

SIGNED, sealed and delivered in the presence of:

DECA INVESTMENT COMPANY, LP

By: DECA Management Company, LLC

Its: Manager


Carole H. Lyles

By:

Its:

Carole H. Lyles
Manager/Member

By:

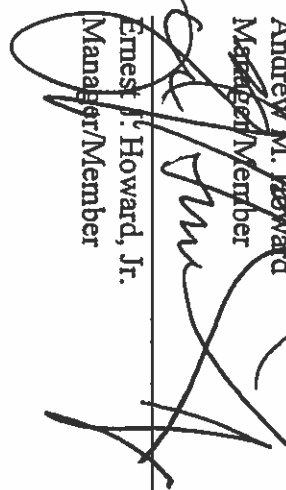
Its:

Andrew M. Howard
Manager/Member

By:

Its:

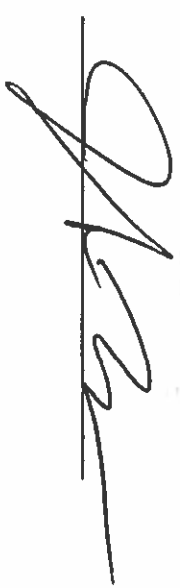
Ernest J. Howard, Jr.
Manager/Member



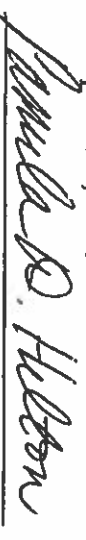
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

P R O B A T E

PERSONALLY APPEARED the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written Deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

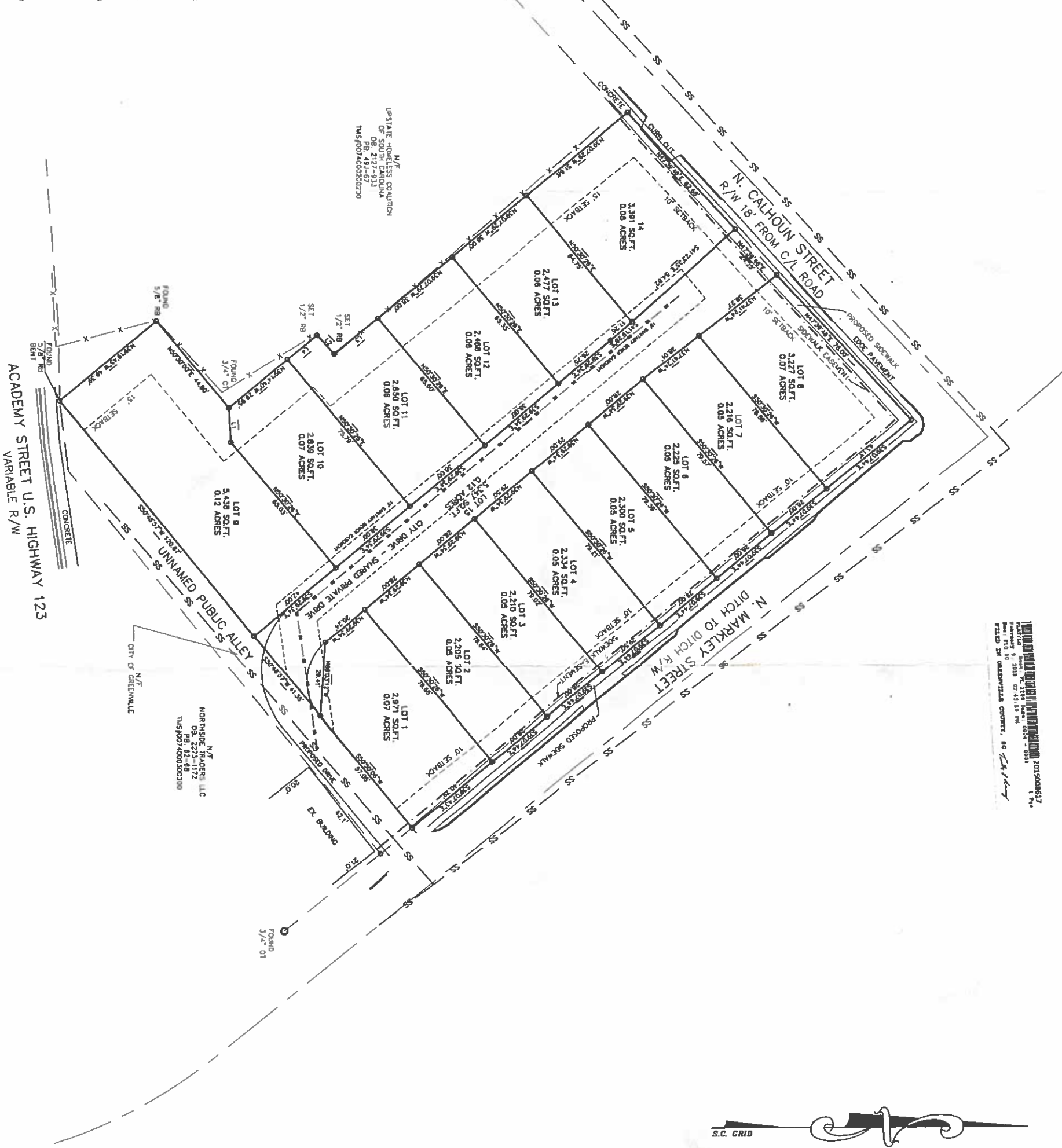


SWORN TO before me this 29th day of September, 2006.


Notary Public for South Carolina
My Commission Expires: 2-7-07

FILED IN CLERK'S OFFICE, NC
February 9, 2013 02:49:59 PM
Case #13-00
FILED IN CLERK'S OFFICE, NC
2013020917

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.54'	N00°56.1'E
L2	10.00'	N47°37.0'E
L3	32.40'	N150°23'W
L4	13.10'	N30°14.0'W



S.C. GRID

LOCATION MAP

NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH ALL (DUAL) THEE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE THE PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

DATE 1/11/77 SCHED SPR 11

DATE _____ SOLD _____

DATE _____ SIGNED _____

_____ 02405 _____ 11V0

SCENARIOS OF FUTURE FOR RECORDING

EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE UNWRITES OF THE GREENVILLE CITY PLANNING COMMISSION OF GREENVILLE CITY, SOUTH CAROLINA.

Dr. David

DATE 2/5/15
[Signature]

ON DESIGNATED MULTIMEDIAALIVE

FINAL PLAY

100

[illegible]

1000

100

COLE PROPERTIES
1040 W. WASHINGTON STREET

1000

NO. OF ACRES: 1.04 MILES OF NEW ROAD: 22.0

REMOVED:

ERROR OF CLOSURE: 1:10.000

1000 JOURNAL OF DOCUMENTATION

SCALE: 1 = 20

CONFIDENTIAL OF ACCORDANCE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE

CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS

DATE 1-2-05 22

2274



30 LAND

3D SURVEYING

P.O. BOX 8404 GREENVILLE, SC 29604
800-41-273-0274 www.3da.net

3D JOB# 3D-130203

23
24
25
26
27
28
29
30

Grantee's Address: 4540 9th Street NE
Hickory, NC 28601

DEED Book: DE 2530 Page: 1589 - 1590 2 Pgs
January 23, 2018 02:58:14 PM Cons: \$100,000.00
Rec: \$10.00 Cnty Tax: \$110.00 State Tax: \$260.00
FILED IN GREENVILLE COUNTY, SC *T. A. & Sonny*

State of South Carolina)
)
County of Greenville)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Artful Home Designs, LLC, by
Trey Cole, Sole Member (hereinafter called "Grantor"), in consideration of One Hundred
Thousand and 00/100 Dollars (\$100,000.00), to the Grantor in hand paid at and before the
sealing of these presents, by Michael C. Azzarita and Elena M. Azzarita (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

Michael C. Azzarita and Elena M. Azzarita,

ALL that certain piece, parcel, or lot of land situate and lying in the County of Greenville, State
of South Carolina, being shown and designated as Lot No. 8 containing 3,227 sq. ft. (0.07 acres)
as shown on plat entitled "City Homes @ Markley" prepared by 3D Land Surveying dated
November 14, 2014 and recorded in the ROD Office for Greenville County, South Carolina in
Plat Book 1200 at Page 0004, and having according to said plat, metes and bounds as shown
thereon.

THIS BEING a portion of the same property conveyed unto Artful Home Designs, LLC by deed
of Markley Corp. dated November 7, 2013 and recorded on November 13, 2013 in the Register
of Deeds Office for Greenville County in Deed Book 2434 at Page 4242; and,

ALSO BEING a portion of the same property conveyed unto Artful Home Designs, LLC by deed
of Markley Corp., William M. Webster, III, Fielding Clark Gallivan and Sallie Clark Reynolds
dated September 4, 2014 and recorded on September 15, 2014 in the Greenville County Register
of Deeds Office in Deed Book 2451 at Page 3281.

This conveyance is made subject to any restrictions, reservations, zoning
ordinances or easements that may appear of record on the recorded plats or on the
premises.

Property Address: 431 N. Markley Street
Greenville, SC 29601

TMS No.: 0074.00-02-001.08

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

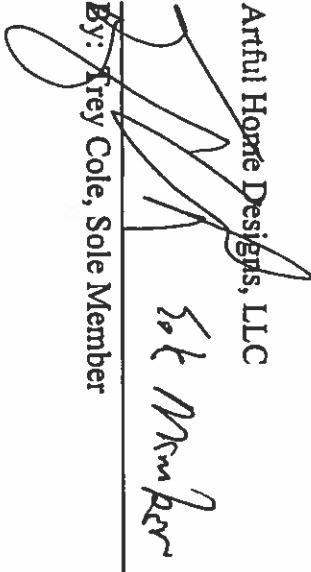
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor do hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises 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 19th day of January, 2018.

SIGNED, SEALED AND DELIVERED
in the presence of:


Witness #1

Artful Home Designs, LLC
By:  Sole Member


Witness #2

State of South Carolina)
)
County of Greenville)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 19th day of January, 2018, by Artful Home Designs, LLC, by Trey Cole, Sole Member.

 (SEAL)
Notary Public for South Carolina

My Commission Expires: 3/26/20

Grantee's Address: 23 Northwood Avenue
Atlanta, GA 30309

State of South Carolina)	TITLE TO REAL ESTATE
)	
County of Greenville)	(Joint Tenants With Right of Survivorship)

KNOW ALL MEN BY THESE PRESENTS, that Artful Home Designs, LLC, by Trey Cole, Sole Member (hereinafter called "Grantor"), in consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00), to the Grantor in hand paid at and before the sealing of these presents, by Jefferson Lee Harralson and Teresa Christian Harris Harralson (hereinafter called Grantee), As Joint Tenants With Right of Survivorship and not as Tenants in Common, (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

Jefferson Lee Harralson and Teresa Christian Harris Harralson,
As Joint Tenants With Right of Survivorship and not as Tenants in Common

ALL that certain piece, parcel, or lot of land situate and lying in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 7 containing 2,216 sq. ft. (0.05 acres) as shown on plat entitled "City Homes @ Markley" prepared by 3D Land Surveying dated November 14, 2014 and recorded in the ROD Office for Greenville County, South Carolina in Plat Book 1200 at Page 0004, and having according to said plat, metes and bounds as shown thereon.

THIS BEING a portion of the same property conveyed unto Artful Home Designs, LLC by deed of Markley Corp. dated November 7, 2013 and recorded on November 13, 2013 in the Register of Deeds Office for Greenville County in Deed Book 2434 at Page 4242.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Property Address: 429 N. Markley Street
Greenville, SC 29601

TMS No.: 0074.00-02-001.07

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

2018006664
DEED Book: DE 2530 Page: 4094 - 4095 2 Pgs
January 30, 2018 01:55:01 PM Cons: \$100,000.00
Rec: \$10.00 Cnty Tax: \$110.00 State Tax: \$260.00
FILED IN GREENVILLE COUNTY, SC

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, As Joint Tenants With Right of Survivorship and not as Tenants in Common, and the Grantee's heirs and assigns forever. And the Grantor do 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, As Joint Tenants With Right of Survivorship and not as Tenants In Common, 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 29th day of January, 2018.

SIGNED, SEALED AND DELIVERED
in the presence of:

Artful Homes Designs, LLC

[Signature]
Witness #1

[Signature]
Witness #2

[Signature]
By: Trey Cole, Sole Member

State of South Carolina)
County of Greenville)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 29th day of January, 2018, by Artful Home Designs, LLC, by Trey Cole, Sole Member.

[Signature] (SEAL)
Notary Public for South Carolina

My Commission Expires: 3/26/23

Prepared By: Wm. Dale McKinney, 1201 E. Washington St., Greenville, SC 29601

[Signature]

Grantee's Address: 3387 Randolph Park Circle
Gastonia, NC 28056

State of South Carolina)
)
County of Greenville) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Artful Homes Designs, LLC, (hereinafter called "Grantor"), in consideration of Seven Hundred Fifty Five Thousand One Hundred Ninety Six and 30/100 Dollars (\$755,196.30), to the Grantor in hand paid at and before the sealing of these presents, by Rebecca A. Jacobs (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

Rebecca A. Jacobs,

ALL that certain piece, parcel or lot of land, with the improvements thereon, lying and being situate in the State of South Carolina, County of Greenville, City of Greenville, being shown and designated as Lot 6, containing 0.05 acres, on a plat entitled "City Homes @ Markley", prepared by 3D Land Surveying, dated January 21, 2015, and recorded on February 5, 2015 in the Register of Deeds Office For Greenville County in Plat Book 1200 at Page 4, said plat being incorporated herein by reference, and having the metes and bounds as are more particularly described thereon.

This being a portion of the same property conveyed unto Artful Homes Designs, LLC by deed of Markley Corp., dated November 7, 2013 and recorded on November 13, 2013 in Deed Book 2434 at Page 4242 in the Office of the Register of Deeds for Greenville County, South Carolina.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Property Address: 427 N. Markley Street
Greenville, SC 29601

TMS No.: 0074.00-02-001.06

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 Grantee, and the Grantee's heirs and assigns forever. And the Grantor do 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 15th day of November, 2017.

SIGNED, SEALED AND DELIVERED
in the presence of:

Artful Home Designs, LLC
Witness #1
[Signature]
Witness #2
[Signature]

Artful Home Designs, LLC
By: [Signature] *Sole Member*
By: [Signature] *Sole Member*

State of South Carolina)
)
County of Greenville)
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 15th day of November, 2017, by Artful Home Designs, LLC, by Trey Cole, Sole Member.

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 3/24/20

Prepared By: Wm. Dale McKinney, 1201 E. Washington St., Greenville, SC 29601

Grantee's Address: 927 S. Main Street, # 508
Greenville, SC 29601

2017080434
DEED Book: DE 2522 Page: 4358 - 4359 2 Pgs
October 2, 2017 02:00:47 PM Cons: \$100,000.00
Rec: \$10.00 Cnty Tax: \$110.00 State Tax: \$260.00
FILED IN GREENVILLE COUNTY, SC *File & Henry*

State of South Carolina)
)
County of Greenville)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Artful Home Designs, LLC, by
Trey Cole, Sole Member (hereinafter called "Grantor"), in consideration of One Hundred
Thousand and 00/100 Dollars (\$100,000.00), to the Grantor in hand paid at and before the
sealing of these presents, by Matthew Hall Ray and Jennifer E. Lohse (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

Matthew Hall Ray and Jennifer E. Lohse,

ALL that certain piece, parcel, or lot of land situate and lying in the County of Greenville,
State of South Carolina, being shown and designated as Lot No. 5 containing 2,300 sq. ft. (0.05
acres) as shown on plat entitled "City Homes @ Markley" prepared by 3D Land Surveying dated
November 14, 2014 and recorded in the ROD Office for Greenville County, South Carolina in
Plat Book 1200 at Page 0004, and having according to said plat, metes and bounds as shown
thereon.

THIS BEING a portion of the same property conveyed unto Artful Home Designs, LLC
by deed of Markley Corp. dated November 7, 2013 and recorded on November 13, 2013 in the
Register of Deeds Office for Greenville County in Deed Book 2434 at Page 4242.

This conveyance is made subject to any restrictions, reservations, zoning
ordinances or easements that may appear of record on the recorded plats or on the
premises.

Property Address: 425 N. Markley
Greenville, SC 29601

TMS No.: 0074.00-02-001.05

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 Grantee, and the Grantee's heirs and assigns forever. And the Grantor do 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 27th day of September, 2017.

SIGNED, SEALED AND DELIVERED
in the presence of:

Artful Home Designs, LLC

by: Trey Cole, Sole Member

Witness #1

[Signature]

Witness #2

[Signature]

State of South Carolina)
)
County of Greenville)
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 27th day of September, 2017, by Trey Cole, Sole Member of Artful Home Designs, LLC.

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 3/26/20

Grantee's Address: 699 Cherokee Avenue SE
Atlanta, GA 30315

2017074397
DEED Book: DE 2521 Page: 0570 - 0571 2 Pgs
September 11, 2017 02:46:01 PM Cons: \$708,710.57
Rec: \$10.00 Cnty Tax: \$779.90 State Tax: \$1,843.40
FILED IN GREENVILLE COUNTY, SC *T. H. H. H.*

State of South Carolina)
)
County of Greenville) TITLE TO REAL ESTATE
 (Joint Tenants With Right of
 Survivorship)

KNOW ALL MEN BY THESE PRESENTS, that Artful Home Designs, LLC (hereinafter called "Grantor"), in consideration of Seven Hundred Eight Thousand Seven Hundred Ten and 57/100 Dollars (\$708,710.57), to the Grantor in hand paid at and before the sealing of these presents, by Donna Lynn Bowling and Joyce Elizabeth Turner (hereinafter called Grantee), As Joint Tenants With Right of Survivorship and not as Tenants in Common, (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

Donna Lynn Bowling and Joyce Elizabeth Turner,
As Joint Tenants With Right of Survivorship and not as Tenants in Common

ALL that certain piece, parcel of lot of land, with the improvements thereon, lying and being situate in the State of South Carolina, County of Greenville, being shown and designated as Lot 4, containing 0.05 acres, on a plat entitled "City Homes @ Markley", prepared by 3D Land Surveying, dated January 21, 2015, and recorded on February 5, 2015 in the Register of Deeds Office for Greenville County in Plat Book 1200 at Page 4, said plat being incorporated herein by reference, and having the metes and bounds as are more particularly described thereon.

THIS being a portion of the property conveyed unto Artful Homes Designs, LLC by deed of W.V. Haas, Jr, dated August 28, 2013 and recorded on September 03, 2013 in the Register of Deeds Office for Greenville County, South Carolina in Deed Book 2430 at Page 4806.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Property Address: 423 North Markley Street
Greenville, SC 29601

TMS No.: 0074.00-02-001.04

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 Grantee, **As Joint Tenants With Right of Survivorship and not as Tenants in Common**, and the Grantee's heirs and assigns forever. And the Grantor do 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, **As Joint Tenants With Right of Survivorship and not as Tenants In Common**, 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 6th day of September, 2017.

SIGNED, SEALED AND DELIVERED
in the presence of:

Witness #1 [Signature]

Witness #2 [Signature]

Artful Home Designs, LLC
By: [Signature]
Trey Cole, Sole Member

State of South Carolina)
County of Greenville)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 6th day of September, 2017, by Trey Cole, as Sole Member on behalf of Artful Home Designs, LLC, A South Carolina Limited Liability Company.

[Signature] (SEAL)
Notary Public for South Carolina

My Commission Expires: 03/16/2019



Prepared By: Wm. Dale McKinney, 1201 E. Washington St., Greenville, SC 29601

Prepared by:
Tyler B. O'Shields, Attorney & Counselor at Law, P.A.
107 South Pendleton Street
Post Office Box 1428
Easley, South Carolina 29640 (29641)

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that ARTFUL HOME DESIGNS, LLC, A SOUTH CAROLINA CORPORATION, in consideration of the sum of NINETY THOUSAND DOLLARS AND NO/100 (\$90,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released and by these presents do grant, bargain, sell and release unto STEPHEN C. MCNEELY AND JUDY B. MCNEELY, as joint tenants with right of survivorship, and as not tenants in common, for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, in the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 3 of City Homes @ Markley, according to Plat for City Homes & Markley, prepared by JD Land Surveying, dated January 21, 2015 and recorded in Plat Book 1200 at Page 4, in the Register of Deeds Office for Greenville County, South Carolina, reference to said plat being hereby made for a more complete metes and bounds description thereof.

The above described property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc, as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record. The above described property is specifically subject to restrictions governing said property as appear in the Greenville County Register of Deeds Office for Greenville County, South Carolina, in Deed Book 2461 at page 5626-5652.

This is a portion of the same property conveyed to Artful Home Designs, LLC by deed of W.V. Haas, Jr. dated 08/28/2013 and recorded 09/03/2013 in Deed Book 2430 at Page 4806 in the Greenville County Register of Deeds Office.

TAX MAP REFERENCE: 0074000200103
ADDRESS OF GRANTEE(S): 421 North Markley Street, Greenville, S.C. 29601

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 grantee(s), and the grantee's(s') heirs or successors and assigns, forever.

The grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') successors, executor(s), and administrator(s) to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.


WITNESS the grantor's(s') hand(s) and seal(s) this 3rd day of October, 2016.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

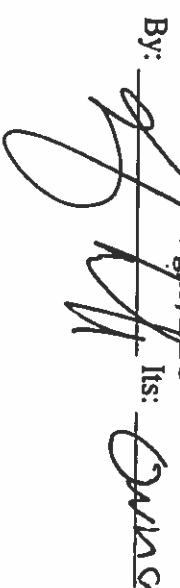
Witness



Witness



Artful Home Designs, LLC

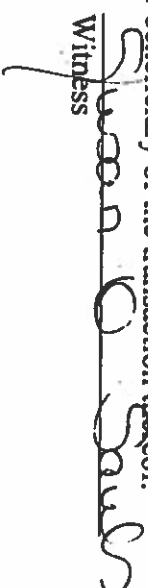
By:  Its: Sauls

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

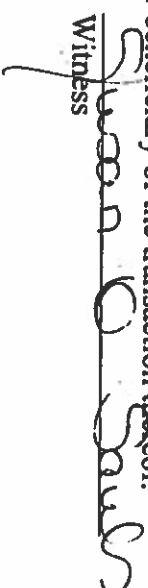
PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof, , and that (s)he with the other witness who signature appears above witnessed the execution or acknowledgement, and that (s)he is not a party to or beneficiary of the transaction thereof.

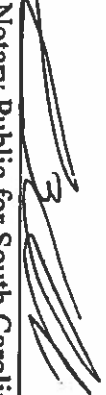
Witness



Witness



SWORN to before me this
3rd day of October, 2016.



Notary Public for South Carolina
Print Name: Tyler B. Gyllahl
My Commission Expires: 08/12/2024

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 County Tax Map Number 0074000200103 by Artful Home Designs, LLC to Stephen C. & Judy B. McNeely dated October 3rd, 2016.

3. Check one of the following: The deed is

(a) X 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 #8 below) :

(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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 90,000.00

(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 X 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$ 90,000.00

(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: \$ 90,000.00

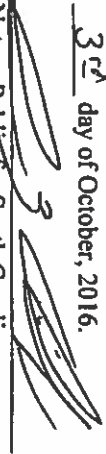
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:

\$ 333.00

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

9. 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.

SWORN to and Subscribed before me this
3rd day of October, 2016.


Notary Public for South Carolina
My Commission Expires: 08/12/2024
Notary (printed name): Tyler B. O'Shield

Artful Home Design, LLC
Responsible Person Connected with the Transaction
By: Artful Home Design, LLC Its: Owner

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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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 as stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as 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 the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, 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(4);
- (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 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 mortgagor 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;



RETURN TO:
DOBSON, JONES, BALL, PHILLIPS & BRIDGES, P.A.
P.O. Box 1923
Greenville, South Carolina 29602
(864) 271-8171

(Title Not Examined)
[Space Above This Line For Recording Data]

STATE OF SOUTH CAROLINA)	TITLE TO REAL ESTATE
)	GRANTEES' ADDRESS:
COUNTY OF GREENVILLE)	419 N. Markley Street
		Greenville, SC 29601

KNOW ALL MEN BY THESE PRESENTS, that John R. Conrad and Sara M. Conrad, hereinafter referred to as the "Grantors" in the State and County aforesaid, in consideration of the sum of One Dollar and no/100 (\$1.00), and other good and valuable consideration, to the Grantors in hand paid at and before the sealing of these presents by the Grantees, hereinafter named, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the following named Grantees, to-wit: a Fifty Percent (50%) interest to John R. Conrad, as Trustee of the John R. Conrad Revocable Trust dated June 15, 2021, its successors and assigns forever, in fee simple, and a Fifty Percent (50%) interest to Sara M. Conrad, as Trustee of the Sara M. Conrad Revocable Trust dated June 15, 2021, its successors and assigns forever, in fee simple, the following described property:

See Attached Schedule A

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining; TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantees, their successors and assigns forever.

AND, the Grantors do hereby bind the Grantors, and the Grantors' heirs or assigns, personal representatives and administrators, to warrant and forever defend all and singular said premises unto the Grantees and the Grantees' successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the execution hereof this 15th day of JUNE, 2021.

Signed, Sealed and Delivered
in the Presence of:

[Signature]
1st Witness John R. Conrad (SEAL)

Crystal Splawn
2nd Witness

[Signature]
1st Witness Sara M. Conrad (SEAL)

Crystal Splawn
2nd Witness

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ACKNOWLEDGEMENT

I, Crystal Splawn, a Notary Public do hereby certify that the within named Grantors personally appeared before this day and acknowledge the due execution of the foregoing instrument.

WITNESS my hand and official seal this 15th day of JUNE, 2021.

Crystal Splawn
Notary Public for South Carolina
My Commission Expires: 1/10/2030

Schedule A

All that certain piece, parcel or lot of land situate and lying in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 2 containing 2.205 sq.ft. (0.05 acres) as shown on plat entitled "City Homes @ Markley" prepared by 3D Land Surveying, dated November 14, 2014, and recorded in the ROD for Greenville County, South Carolina in Plat Book 1200 at Page 4, and having according to said plat, metes and bounds as shown thereon.

This being the same property conveyed unto the Grantor herein by deed of Artful Home Designs, LLC, dated March 13, 2015, and recorded with the ROD Office for Greenville County on March 23, 2015, in Deed Book 2461 at Page 5653.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record affecting the above-described property and to such matters as would appear from a current resurvey of the property.

Tax Map Number: 0074000200102

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) 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 419 N. Markley Street, Greenville SC 29601, bearing Greenville County Tax Map Number 0074000200102, and was transferred by John R. Conrad and Sara M. Conrad to John R. Conrad, as Trustee of the John R. Conrad Revocable Trust, and Sara M. Conrad, as Trustee of the Sara M. Conrad Revocable Trust, on June 15, 2021.
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):
8 - Transfer to Trusts (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 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: Attorney.
9. 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.



SWORN to before me this 15th day of July, 2021
Responsible Person Connected with the Transaction
MICHAEL BRIDGES


Notary Public for South Carolina
My Commission Expires: 1/10/2030

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 mortgagor or deed executed 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.

BLACK & BLACK, LLC, 9 WASHINGTON PARK, GREENVILLE, SC 29601

STATE OF SOUTH CAROLINA)
) **TITLE TO REAL ESTATE**
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that,

ARTFUL HOME DESIGNS, LLC


in consideration of **NINETY THOUSAND AND 00/100 DOLLARS (\$90,000.00)**, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

**GEORGE W. COLE and
JENNIFER L. COLE,**
*as joint tenants, with the right of survivorship,
and not as tenants in common,
their heirs and assigns, forever:*

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF FOR LEGAL DESCRIPTION.**

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

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 grantees *as joint tenants, with the right of survivorship, and not as tenants in common*, their heirs 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, the said premises unto the grantees and the grantees' heirs or successors and assigns against the grantor and the grantor's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

 **2015016450**
DEED Book: DE 2461 Page: 0585 - 0587 3 Pgs
March 10, 2015 09:22:47 AM Cons: \$90,000.00
Rec: \$10.00 Cnty Tax: \$99.00 State Tax: \$234.00
FILED IN GREENVILLE COUNTY, SC *County of Greenville*


WITNESS the grantor(s)'s hand and seal this 9th day of March, 2015.

SIGNED, sealed and delivered in
the presence of:

ARTFUL HOME DESIGNS, LLC

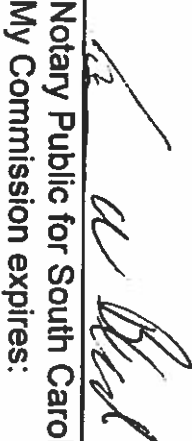

Witness #1

By: 
Its: _____ Member


Witness #2/Notary Public

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF GREENVILLE)

The foregoing instrument was acknowledged before me this 9th day of March,
2015, by: **Artful Home Designs, LLC.**


Notary Public for South Carolina
My Commission expires:

Grantee Address: 1040 West Washington St
Greenville SC 29601

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain piece, parcel or lot of land situate and lying in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 1 containing 2,971 sq.ft (0.07 acres) as shown on plat entitled "City Homes @ Markley" prepared by 3D Land Surveying dated November 14, 2014 and recorded in the ROD Office for Greenville County, South Carolina in Plat Book 1200 at Page 0004, and having according to said plat, metes and bounds as shown thereon.

This being a portion of the same property conveyed to Artful Home Designs, LLC by deed from W V Haas, Jr. dated 08/28/2013 and recorded 09/03/2013 in Deed Book 2430 at Page 4806 and Deed from Markley Corp. to Artful Home Designs, LLC dated 11/07/2013 and recorded 11/13/2013 in Deed Book 2434, at Page 4242 and Deed from Markley Corp., William M. Webster, III, Fielding Clark Gallivan and Sallie Clark Reynolds to Artful Home Designs, LLC dated 09/04/2014 and recorded on 09/15/2014 in Deed Book 2451 at Page 3281 all in the Office of the Register of Deeds for Greenville County, SC.

TMS No.: 0074.00-02-001.10

[Space Above This Line For Recording Data]

NO TITLE EXAMINATION

GENERAL WARRANTY DEED

STATE OF SOUTH CAROLINA) Grantee's address:
) 114 Cisson Dr.
COUNTY OF GREENVILLE) Easley, SC 29642

KNOW ALL MEN BY THESE PRESENTS, that JAY W. OSTEEEN, JR. (aka JAY OSTEEEN, JOHNNY OSTEEEN, JOHNNY W. OSTEEEN, and JOHNNY W. OSTEEEN, JR.), ("Grantor"), in consideration of One Dollar and no other consideration, the receipt of which is hereby acknowledged, having granted, bargained, sold, and released, by these presents do grant, bargain, sell and release unto OSTEEEN FUEL OIL, LLC ("Grantee"), its successors and assigns forever, all of his right, title and interest in and to the following described property:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

TAX MAP NO. 0056000300102

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises.

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

WITNESS the Grantor's hand this 25th day of November 2009.

SIGNED, sealed and delivered
in the presence of:

Carole Ann
Helms O. Helms

Jay W. Osteen, Jr.
JAY W. OSTEEEN, JR.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for the State of South Carolina, do hereby certify that **JAY W. OSTEEEN, JR.** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 25th day of November 2009.

Helms O. Helms
Notary Public for South Carolina
Pickens County
My Commission Expires: 1/8/11

Prepared by
LOVE, THORNTON, ARNOLD & THOMASON, P A
P O Box 10045
410 E Washington Street
Greenville, S C 29603
Attention Carole Spainhour
File No 09 0392

EXHIBIT A

ALL that certain piece, parcel or lot of land together with improvements thereon, situate, lying and being on the northeastern side of N. Markley Street and on the northwestern side of Academy Street (Route 123) in the City of Greenville, County of Greenville, being shown as a tract containing 0.62 acres or 26,854 square feet on a plat of the Property of Johnny W. Osteen, Jr. dated October 21, 2009 prepared by Site Design, Inc. and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the intersection of S. Hudson Street and N. Markley Street and running thence with the right of way of S. Hudson Street N. 29-51-06 E. 5.45 feet to an iron pin; thence S. 40-42-13 E. 14.75 feet to an iron pin; thence S. 48-10-36 E. 172.60 feet to an iron pin; thence S. 61-39-48 E. 183.41 feet to an iron pin; thence S. 60-19-58 E. 186.49 feet to an iron pin; thence S. 84-41-29 W. 14.01 feet to an iron pin; thence S. 84-55-05 W. 79.07 feet to an iron pin; thence S. 84-53-25 W. 70.55 feet to an iron pin; thence S. 84-53-25 W. 30.69 feet to an iron pin in the right-of-way of N. Markley Street; thence with the right-of-way of N. Markley Street the following courses and distances: N. 40-24-19 W. 214.30 feet; N. 40-24-19 W. 144.48 feet; and N. 40-24-19 W. 59.13 feet to the point of beginning.

THIS is the same property conveyed to Jay W. Osteen, Jr. (aka Johnny Osteen, Johnny W. Osteen, and Johnny W. Osteen, Jr.) by the following deeds recorded in the RMC Office for Greenville County: Mamie H. Sims and Broadus C. Sims dated January 10, 1977 and recorded January 27, 1977 in Deed Book 1050 at Page 161; C. Henry Branyon and Bobbie Branyon dated May 25, 1982 and recorded on June 10, 1982 in Deed Book 1168 at Page 436; City of Greenville dated April 15, 2009 and recorded April 17, 2009 in Deed Book 2355 at Page 5162; The Salvation Army dated April 15, 2009 and recorded April 17, 2009 in Deed Book 2355 at Page 5168; The Salvation Army dated March 24, 2009 and recorded April 30, 2009 in Deed Book 2356 at Page 2046.

TAX MAP NO. 0056000300102

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

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 property being transferred is located at northeastern side of N. Markley St., bearing Greenville County Tax Map Number 0056000300102, and was transferred by Jay W. Osteen, Jr. (aka Jay Osteen, Johnny Osteen, Johnny W. Osteen, and Johnny W. Osteen, Jr.) to Osteen Fuel Oil, LLC on November 25, 2009.
3. The deed is exempt from the deed recording fee because (See Information Section of Affidavit):

No. 1.

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.
5. 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.

Carole Spainhour
Carole Spainhour, Esquire

SWORN to before me this 25th
day of November 2009.
Debra D. Eubank
Notary Public for South Carolina
My Commission Expires: 1/8/11

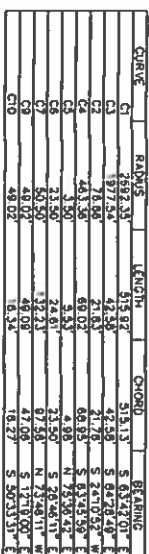
INFORMATION

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 not limited to, other realty, personal property, stocks, bonds, partnership interest and other tangible 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 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 transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for the property tax purposes in determining fair market value under the provisions of the law.

Exempted are deeds

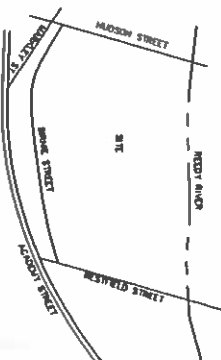
- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars,
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts,
- (3) that otherwise exempted under the laws and Constitution of this State and 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 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 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, and,
- (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 quit claim deed
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed 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 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(e)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Timothy J. Manning



LINE	DIRECTION	DISTANCE
L1	N 31°06' E	48.61
L2	S 61°06' W	28.53
L3	N 25°51' W	28.53
L4	S 50°53' W	40.29
L5	S 28°06' W	71.42
L6	N 33°06' W	50.84
L7	N 42°56' E	50.84
L8	N 42°56' E	82.10
L9	S 60°14' W	82.10
L10	S 61°17' W	78.07
L11	S 61°17' W	62.20
L12	S 61°17' W	78.07
L13	S 61°17' W	78.07
L14	S 61°17' W	62.20
L15	S 61°17' W	62.20
L16	S 61°17' W	62.20
L17	S 61°17' W	62.20
L18	S 61°17' W	62.20
L19	S 61°17' W	62.20
L20	S 61°17' W	62.20
L21	S 61°17' W	62.20
L22	S 61°17' W	62.20
L23	S 61°17' W	62.20
L24	S 61°17' W	62.20
L25	S 61°17' W	62.20
L26	S 61°17' W	62.20
L27	S 61°17' W	62.20
L28	S 61°17' W	62.20
L29	S 61°17' W	62.20
L30	S 61°17' W	62.20
L31	S 61°17' W	62.20
L32	S 61°17' W	62.20
L33	S 61°17' W	62.20
L34	S 61°17' W	62.20
L35	S 61°17' W	62.20
L36	S 61°17' W	62.20
L37	S 61°17' W	62.20
L38	S 61°17' W	62.20
L39	S 61°17' W	62.20
L40	S 61°17' W	62.20
L41	S 61°17' W	62.20
L42	S 61°17' W	62.20
L43	S 61°17' W	62.20
L44	S 61°17' W	62.20
L45	S 61°17' W	62.20
L46	S 61°17' W	62.20
L47	S 61°17' W	62.20
L48	S 61°17' W	62.20
L49	S 61°17' W	62.20
L50	S 61°17' W	62.20
L51	S 61°17' W	62.20
L52	S 61°17' W	62.20
L53	S 61°17' W	62.20
L54	S 61°17' W	62.20
L55	S 61°17' W	62.20
L56	S 61°17' W	62.20
L57	S 61°17' W	62.20
L58	S 61°17' W	62.20
L59	S 61°17' W	62.20
L60	S 61°17' W	62.20
L61	S 61°17' W	62.20
L62	S 61°17' W	62.20
L63	S 61°17' W	62.20
L64	S 61°17' W	62.20
L65	S 61°17' W	62.20
L66	S 61°17' W	62.20
L67	S 61°17' W	62.20
L68	S 61°17' W	62.20
L69	S 61°17' W	62.20
L70	S 61°17' W	62.20
L71	S 61°17' W	62.20
L72	S 61°17' W	62.20
L73	S 61°17' W	62.20
L74	S 61°17' W	62.20
L75	S 61°17' W	62.20
L76	S 61°17' W	62.20
L77	S 61°17' W	62.20
L78	S 61°17' W	62.20
L79	S 61°17' W	62.20
L80	S 61°17' W	62.20
L81	S 61°17' W	62.20
L82	S 61°17' W	62.20
L83	S 61°17' W	62.20
L84	S 61°17' W	62.20
L85	S 61°17' W	62.20
L86	S 61°17' W	62.20
L87	S 61°17' W	62.20
L88	S 61°17' W	62.20
L89	S 61°17' W	62.20
L90	S 61°17' W	62.20
L91	S 61°17' W	62.20
L92	S 61°17' W	62.20
L93	S 61°17' W	62.20
L94	S 61°17' W	62.20
L95	S 61°17' W	62.20
L96	S 61°17' W	62.20
L97	S 61°17' W	62.20
L98	S 61°17' W	62.20
L99	S 61°17' W	62.20
L100	S 61°17' W	62.20

LINE	DIRECTION	DISTANCE
1.12	N 18.0/2.0 W	6.09
1.13	S 21.1/1.1 E	7.08
1.14	S 54.5/4.5 W	2.08
1.15	S 58.5/5.5 W	21.12
1.16	S 58.5/5.5 W	1.12
1.17	S 50.5/5.0 W	4.49
1.18	S 50.5/5.0 W	4.80
1.19	S 30.8/3.0 W	18.43
1.20	S 30.8/3.0 W	10.76
1.21	S 11.3/1.3 W	6.83
1.22	S 11.3/1.3 W	6.83
1.23	S 11.3/1.3 W	15.48
1.24	S 11.3/1.3 W	10.69
1.25	S 11.3/1.3 W	28.53
1.26	S 58.5/5.5 W	2.08
1.27	S 58.5/5.5 W	21.12
1.28	S 58.5/5.5 W	7.08
1.29	S 18.0/2.0 W	6.09
1.30	S 21.1/1.1 E	7.08
1.31	S 54.5/4.5 W	2.08
1.32	S 58.5/5.5 W	2.08
1.33	S 58.5/5.5 W	21.12
1.34	S 58.5/5.5 W	1.12
1.35	S 50.5/5.0 W	4.49
1.36	S 50.5/5.0 W	4.80
1.37	S 30.8/3.0 W	18.43
1.38	S 30.8/3.0 W	10.76
1.39	S 11.3/1.3 W	6.83
1.40	S 11.3/1.3 W	6.83
1.41	S 11.3/1.3 W	15.48
1.42	S 11.3/1.3 W	10.69
1.43	S 11.3/1.3 W	28.53
1.44	S 58.5/5.5 W	2.08
1.45	S 58.5/5.5 W	21.12
1.46	S 58.5/5.5 W	7.08
1.47	S 18.0/2.0 W	6.09
1.48	S 21.1/1.1 E	7.08
1.49	S 54.5/4.5 W	2.08
1.50	S 58.5/5.5 W	2.08
1.51	S 58.5/5.5 W	21.12
1.52	S 58.5/5.5 W	1.12
1.53	S 50.5/5.0 W	4.49
1.54	S 50.5/5.0 W	4.80
1.55	S 30.8/3.0 W	18.43
1.56	S 30.8/3.0 W	10.76
1.57	S 11.3/1.3 W	6.83
1.58	S 11.3/1.3 W	6.83
1.59	S 11.3/1.3 W	15.48
1.60	S 11.3/1.3 W	10.69
1.61	S 11.3/1.3 W	28.53
1.62	S 58.5/5.5 W	2.08
1.63	S 58.5/5.5 W	21.12
1.64	S 58.5/5.5 W	7.08
1.65	S 18.0/2.0 W	6.09
1.66	S 21.1/1.1 E	7.08
1.67	S 54.5/4.5 W	2.08
1.68	S 58.5/5.5 W	2.08
1.69	S 58.5/5.5 W	21.12
1.70	S 58.5/5.5 W	1.12
1.71	S 50.5/5.0 W	4.49
1.72	S 50.5/5.0 W	4.80
1.73	S 30.8/3.0 W	18.43
1.74	S 30.8/3.0 W	10.76
1.75	S 11.3/1.3 W	6.83
1.76	S 11.3/1.3 W	6.83
1.77	S 11.3/1.3 W	15.48
1.78	S 11.3/1.3 W	10.69
1.79	S 11.3/1.3 W	28.53
1.80	S 58.5/5.5 W	2.08
1.81	S 58.5/5.5 W	21.12
1.82	S 58.5/5.5 W	7.08
1.83	S 18.0/2.0 W	6.09
1.84	S 21.1/1.1 E	7.08
1.85	S 54.5/4.5 W	2.08
1.86	S 58.5/5.5 W	2.08
1.87	S 58.5/5.5 W	21.12
1.88	S 58.5/5.5 W	1.12
1.89	S 50.5/5.0 W	4.49
1.90	S 50.5/5.0 W	4.80
1.91	S 30.8/3.0 W	18.43
1.92	S 30.8/3.0 W	10.76
1.93	S 11.3/1.3 W	6.83
1.94	S 11.3/1.3 W	6.83
1.95	S 11.3/1.3 W	15.48
1.96	S 11.3/1.3 W	10.69
1.97	S 11.3/1.3 W	28.53
1.98	S 58.5/5.5 W	2.08
1.99	S 58.5/5.5 W	21.12
2.00	S 58.5/5.5 W	7.08



SUMMARY PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

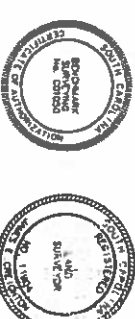
The undersigned hereby acknowledges that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction here, and hereby dedicate to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat.

2 / M / 09 Signed _____
_____/_____/_____ Signed _____
_____/_____/_____ Signed _____

CERTIFICATE OF ACCURACY

* I hereby state that to the best of my knowledge, information and belief, that 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 and/or exceeds the requirements for a class "C" survey as specified therein.

DATE JAN 9 1964 PLS - REGISTERED SURVIVOR



CERTIFICATE OF APPROVAL FOR RECORDING

¹ A nearby citizen that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Greenville, with the exception of such variance. If any, as are noted in the minutes of the City of Greenville Planning Commission of Greenville County, South Carolina, and that it has been approved for recording in the office of the County Register of Deeds."


DATE 2/11/2009
CITY ENGINEER Philobeta

FILE NUMBER

PRELIMINARY
09-105

THE SALVATION ARMY

BENCHMARK SURVEYING, INC.
P.O. BOX 2405
GREENVILLE, S.C. 29616
TEL. (864) 878-6401
FAX. (864) 322-6877



THE SALVATION ARMY
417 RUTHERFORD STREET
GREENVILLE, SC 29609

OWNER

SUBCONTRACTOR - JAMES E. CREIGHTON, PLS

NO. OF ACRES:	19.056	MILES OF NEW ROAD	0.0
---------------	--------	-------------------	-----

NO. OF LOTS: 8 DATE: FEBRUARY 9, 2009

ONT. 5-

PART OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA (ZONE AE) AS SHOWN ON F.I.R.M. MAP NO. 45045C0381D, DATED 12/2/2004

REFERENCE: DEED BOOK 2159 PAGE 995

PLAT BOOK HH-1 PAGE 126, 5-B PAGE 35
43-D PAGE 989, 48-W PAGE 7
TAX AND REVENUE DIVISION

DEED BOOK 44-2 PAGE 197
PLAT BOOK 1080 PAGE 94
TAX MAP NO. 005600030170

PROPERTY IS LOCATED IN A DESIGNATED

FILED FOR RECORD IN GREENVILLE COUNTY SC ROD
2009012947 Book PL 1025 Page 21-21
February 18, 2009 03:24:37 PM
Tandy J. Manning

FILED FOR RECORD IN GREENVILLE COUNTY, SC. ROD
2009012947 Book: PL 1083 Page: 21-21

Tyler J. Kinnaman

SACD RAY SAMARONZ
DB 1640-250
PB 8-272
TAX NO. 003600040796

SACD RAY SAMARONZ
DB 1640-250
PB 8-272
TAX NO. 003600040796

WILLIAM G. SCOTT
DB 1635-1808
G-272

TAX NO. 003600040796

LUT A-
 JOSEPH N. DORTCH
 DB 1100-181
 PG 77-174
 TAX NO. 0054000702001

 LUT B-
 CARY DORTCH
 DB 1078-818
 DB 1078-818
 TAX NO. 0054000702002

 LUT C-
 JOSEPH N. DORTCH
 DB 1100-181
 DB 1100-181
 TAX NO. 0054000702003

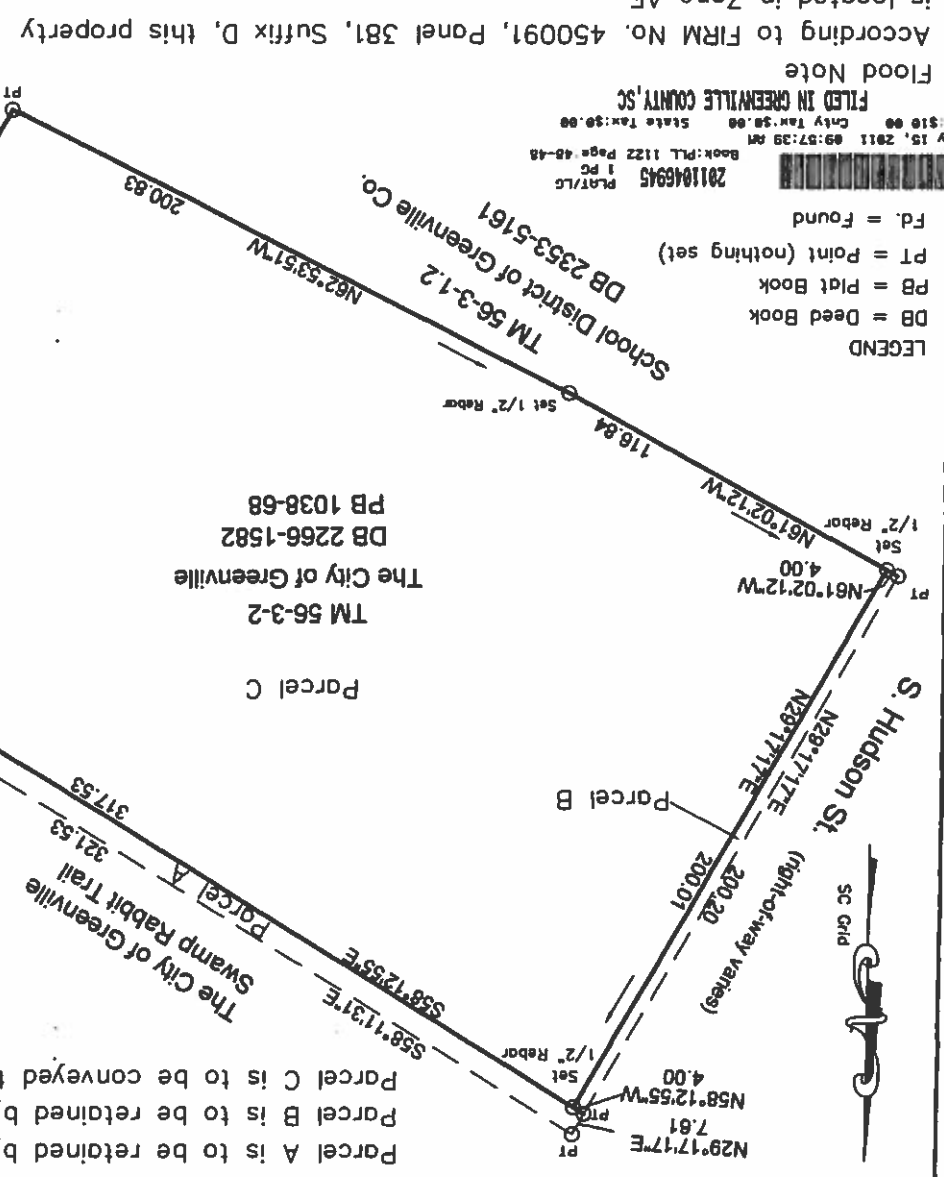
 LUT D-
 JOSEPH N. DORTCH
 DB 1113-481
 PG 8-212
 TAX NO. 0054000702004

 LUT E-
 JOSEPH N. DORTCH
 DB 1100-181
 PG 77-174
 TAX NO. 0054000702001

July 15, 2011 09:57:39 AM
Mac: \$10.00 City Tax: \$0.00 State Tax: \$0.00
Book: P.L. 1122 Page: 48-48
2011046945 PLAT/LG
FILED IN GREENVILLE COUNTY, SC

Flood Note
According to FIRM No. 450091, Panel 381, Suffix D, this property is located in Zone AE.

LEGEND
DB = Deed Book
PB = Plat Book
PT = Point (nothing set)
Fd. = Found



Parcel Areas
Parcel A = 2424 sq. ft. (0.056 acre)
Parcel B = 800 sq. ft. (0.018 acre)
Parcel C = 60343 sq. ft. (1.385 acres)

Parcel A is to be retained by the City and made a part of the Swamp Rabbit Trail.
Parcel B is to be retained by the City and made a part of the S. Hudson St. right-of-way.
Parcel C is to be conveyed to The Salvation Army and made apart of TM 56-3-1.



GRAPHIC SCALE
1 inch = 40 ft.

FILED FOR RECORD IN GREENVILLE COUNTY, SC
2011046945 Book: P.L. 1122 Page: 48-48
July 15, 2011 09:57:39 AM

City of Greenville
City Engineer
Date 7/13/11

I HEREBY STATE THAT 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 "A" SURVEY AS SPECIFIED THEREIN.

City of Greenville 206 S. Main Street Greenville, SC 29602 Office: (864) 467-4407		Date 2 June 2011		No: 10781	
City of Greenville Greenville County, SC		The Salvation Army for Property Survey		PLS: Byron E. Shilling	
S. Hudson St.					



2009016524 DEED 4 PGS
Book: DE 2353 Page: 5161-5164
March 03, 2009 01:18:52 PM Cons: \$1,760,982.00
Rec: \$10.00 Cnty Tax: EXEMPT State Tax: EXEMPT
FILED IN GREENVILLE COUNTY, SC

32

Grantee's Address: 2 Space Drive, Taylors, SC 29687

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that THE SALVATION ARMY, A GEORGIA CORPORATION, ("Grantor") in consideration of One Million Seven Hundred Sixty Thousand Nine Hundred Eighty-Two and NO/100 (\$1,760,982.00) Dollars, to the Grantor in hand paid at and before the sealing of these presents by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to any exceptions, limitations, conditions, and reservations hereinafter set forth unto THE SCHOOL DISTRICT OF GREENVILLE COUNTY ("Grantee") and the Grantee's heirs or successors and assigns, the following described premises, to wit:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina more fully and particularly described on Exhibit A, attached hereto and incorporated herein by this reference;

Together with all right, title and interest of the Grantor in and to any land lying within the right of way or bed of any public highway, street, or road crossing, abutting or adjacent to the property herein described to the center line thereof, and in and to any alleys, strips or gores of land adjoining or pertaining to said property; and together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining.

Portion of TM No. 0056000300100

Said premises are conveyed subject to all applicable easements, rights of way, restrictions and covenants of record; those easements and rights of way actually existing on the ground and affecting said premises; riparian, littoral or other water rights, if any; such matters as would be revealed by a current survey and inspection of the premises; and any applicable zoning and other governmental laws, ordinances and regulations.

TO HAVE AND TO HOLD, subject to any exceptions, limitations, conditions and reservations set forth herein, all and singular the above-described lot of land, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereto belonging or in any wise appertaining unto the Grantee, and the Grantee's successors and assigns forever. The Grantor does hereby bind itself and its successors in office to warrant and forever defend all and singular said premises, subject to any exceptions, limitations, conditions and reservations set forth herein, unto the Grantee and the Grantee's successors and assigns against the Grantor and its successors in office, but against none other.

WITNESS the Grantor's hand and seal as of this 18 day of February, 2009.

Signed, sealed and delivered
in the presence of:

Stephanie E. Lawrence
Witness 1

Ferne Harwood
Witness 2

THE SALVATION ARMY, A GEORGIA
CORPORATION (SEAL)

By: X [Signature]

Print Name: KENNETH O. JOHNSON, JR., TREASURER

Its: _____

STATE OF Georgia
COUNTY OF DeKalb

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that KENNETH O. JOHNSON, JR., TREASURER of The Salvation Army, A Georgia Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as the act and deed of said corporation.

IN WITNESS WHEREOF I have set my hand this 18 day of February, 2009.

[Signature]
Notary Public for: SA (SEAL)
My commission expires: 4/3/11

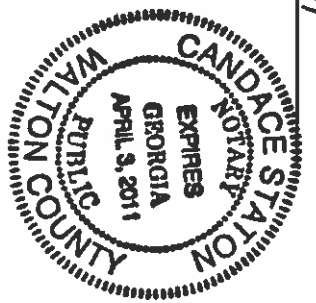


EXHIBIT A

(Legal Description)

[To be added prior to closing upon completion of the final plat.]

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Tract A, containing 4.955 Acres, on South Hudson Street as shown on plat entitled "The Salvation Army" dated February 9, 2009 prepared by Benchmark Surveying, Inc., recorded February 18, 2009 in the Register of Deeds Office for Greenville County, S.C., in Plat Book 1083 at Page 21, reference being made hereto to said plat for the exact metes and bounds thereof.

TMS# Pt. 0056.00-03-001.00

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record.

Derivation:

The above-described property is a portion of that certain real property acquired by Deed of Reedy River Investments, LLC, recorded August 10, 2005 in Book 2159 at Page 995 in the Office of the Register of Deeds for Greenville County, South Carolina.

File No.: SCHOOLDISTHUDSON.SAH

GREENVILLE 1176854 1

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 known as Tract A, South Hudson Street, Greenville in Greenville County, bearing County Tax Map Number 056.00-03-001.00 which was transferred by The Salvation Army, to The School District of, Greenville County on 02/27/09.
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) X _____ exempt from the deed recording fee because (See Information section of affidavit):
#2 - School District of Greenville County

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 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: \$ _____
(c) (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 due is: \$ _____.

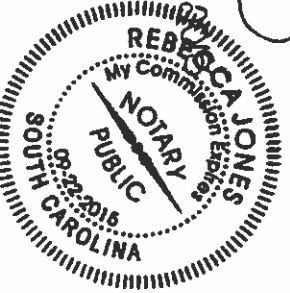
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for the Grantee

9. 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

S. Allan Hill, Attorney for the Grantee

SWORN to before me this
day of February, 2009
[Signature]
Notary Public for South Carolina
My Commission Expires: 01/31/11



FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2009016524 Book: DE 2353 Page: 5161-5164
March 03, 2009 01:18:52 PM

[Signature]

Grantee's Address: 417 RUTHERFORD ST. GREENVILLE SC 29609

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
TITLE TO REAL ESTATE
2005 AUG 10 P 12:13
TIMOTHY L. HANNEY
REGISTER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, that REDDY RIVER INVESTMENTS, LLC, in consideration of Four Million and 00/100 (\$4,000,000.00) Dollars, 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 SALVATION ARMY, a Georgia corporation, its successors and assigns (Grantee), the following described property, to-wit::

See Exhibit A attached hereto

The above-described property is conveyed subject to all easements, restrictive covenants and rights of way of record and actually existing on the ground affecting said property.

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 grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and assigns, against the grantor and its successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF the Grantor has caused these presents to be subscribed by its duly authorized representative(s), this 10th day of August, 2005.

SIGNED, sealed and delivered in the presence of:

REDDY RIVER INVESTMENTS, LLC
By: [Signature] (SEAL)
Richard L. Few, Jr., Member
[Signature]

STATE 104000
AUG 10 2005
COUNTY 440000

72616

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Grantor, by its duly authorized representative(s), sign, seal and as its act and deed, deliver the within written Deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Mac Ellis

SWORN to before me
this 10th day of AUG. 2005.

S. Haynes (SEAL)
Notary Public for South Carolina

My commission expires: 4/21/2009

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

ALL that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being at the northeastern corner of Hudson Street and Birnie Street in the City of Greenville, Greenville County, South Carolina, and having the following metes and bounds:

BEGINNING at the point of intersection of the eastern right-of-way of Hudson Street with the northern right-of-way of Birnie Street and running thence with the northern right-of-way of Birnie Street 98 feet, more or less, to the corner of property now or formerly owned by Ward Stone; thence with the line of said Stone property N. 28-40 E. 100.5 feet to an iron pin; thence S. 62-30 E. 13 feet to a point; thence N. 27-30 E. 53 feet to a point on an alley; thence with the alley N. 60 W. 113 feet to a point on the eastern right-of-way of Hudson Street; thence with the eastern right-of-way of Hudson Street S. 27-30 W. 159 feet, more or less to the Point of BEGINNING.

DERIVATION: Deed of John F. Evans recorded June 1, 2004 in the Office of the Register of Deeds for Greenville County in Deed Book 2091 at Page 190.

TAX MAP NO: 0056.00-03-012.00

PARCEL 2:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the east side of Hudson Street, and having the following metes and bounds:

BEGINNING at a stake on Hudson Street, corner of lot now or formerly of Allein May Brier and running thence with Hudson Street S. 27-1/2 W. 47 feet to a stake; thence S. 62-1/2 E. with line now or formerly of W. E. Payne 100 feet to a stake; thence N. 27-1/2 E. 47 feet to a stake in line now or formerly of Allein May Brier; and thence with her line N. 62-1/2 W. 100 feet to the Beginning Corner.

DERIVATION: Deed of David R. Stone recorded June 1, 2004 in the Office of the Register of Deeds for Greenville County in Deed Book 2091 at Page 192.

TAX MAP NO: 0056.00-03-012.01

PARCEL 3:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the northern side of Birnie Street near its

intersection with Hudson Street and having the following metes and bounds, to wit:

BEGINNING at a stake on the northern side of Birnie Street which is 98 feet, measuring along the northern side of Birnie Street, from the northeast corner of said street with Hudson Street and running thence along a line approximately parallel with Hudson Street, N. 28-40 E. 100.5 feet to a stake; thence S. 62-30 E. 13 feet to a stake; thence N. 27-30 E. 53 feet to a stake on the southern side of an alley; thence along the southern side of said alley N. 60 W. 113 feet to a stake on the eastern side of Hudson Street; thence along the eastern side of Hudson Street N. 27-30 E. 11 feet to a stake on the northern side of said alley; thence along the northern side of said alley S. 62-30 E. 100 feet to a stake; thence N. 27-30 E. 47 feet to a stake; thence S. 62-30 E. 98 feet to a stake; thence S. 27-30 W. 217 feet to an iron pin on the northern side of Birnie Street; thence along the northern side of Birnie Street N. 62-30 W. 100 feet to the Beginning Corner.

DERIVATION: Deed of Ward S. Stone recorded June 1, 2004 in the Office of the Greenville County Register of Deeds in Deed Book 2091 at Page 194.

TAX MAP NO: 0056.00-03-012.02

PARCEL 4:

ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lots 5 and 6 according to a plat entitled "Property of Clarence B. Martin", by Dalton & Neves, dated March 4, 1947, recorded in the Office of the Register of Deeds for Greenville County in Plat Book HHH at Page 126, and having, according to said plat, such metes and bounds as shall appear thereon.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as an 0.11 acre tract according to a plat entitled "Property of C. C. Coleman, Jr. and A. Lamar Campbell, Sr." recorded in the Office of the Register of Deeds for Greenville County in Plat Book 5B, Page 55, and having, according to said plat, such metes and bounds as shall appear thereon.

DERIVATION: Deed of Barbara M. Castro f/k/a Barbara L. Miller and Cassandra Miller recorded June 2, 2004 in the Office of the Register of Deeds for Greenville County in Deed Book 2091 at Page 688.

TAX MAP NO: 0056.00-03-004.00 and 005.00

PARCEL 5:

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, shown as 0.737 acres on a survey prepared by Freeland & Associates, Inc., dated November 17, 2000, captioned "Survey for Southern Infrastructure, LLC", and recorded in the

Register of Deeds Office for Greenville County in Plat Book 43-D, Page 100, and having, according to said survey, the following metes and bounds, to wit:

BEGINNING at a railroad spike at the southeastern corner of the intersection of Wingo Street and South Hudson Street and running along the edge of South Hudson Street N. 31-40-16 E. 40.30 feet to a one-half inch open top iron pin; thence running N. 28-53-17 E. 40.10 feet to a railroad spike; thence turning and running S. 58-56-30 E. 120.79 feet to a one-half inch rebar set; thence turning and running N. 31-00-37 E. 121.00 feet to a three-fourths inch open top iron pin; thence turning and running S. 62-01-55 E. 110.16 feet to a one-half inch rebar set; thence turning and running along Wildwood Street S. 31-00-37 W. 207.31 feet to a one-half inch rebar set; thence turning and running along Wingo Street N. 58-56-30 W. 229.77 feet to the Point of Beginning.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, shown as 9.190 acres on a survey prepared by Freeland & Associates, Inc., dated November 17, 2000, captioned "Survey for Southern Infrastructure, LLC," and recorded in the Register of Deeds Office for Greenville County in Plat Book 43-D, Page 100 and having, according to said survey, the following metes and bounds, to wit:

BEGINNING at a one-inch open top iron pin at the southwestern corner of the southwestern intersection of South Hudson and Wingo Streets and running along the edge of Wingo Street S. 58-56-30 E. 261.04 feet to a point; thence turning and running along Wildwood Street N. 30-31-00 E. 238.24 feet to a one-half-inch iron rebar set; thence turning and running along the property line of Lewis A. Smart S. 61-57-34 E. 60.80 feet to a five-eighths-inch rebar; thence running along the property line of Reedy River Leasing, Inc. S. 62-02-53 E. 273.24 feet to a two-inch open top iron pin; thence turning and running S. 29-33-32 W. 76.10 feet to a one-half-inch rebar; thence turning and running S. 60-39-10 E. 194.60 feet to a one-inch open top iron pin; thence turning and running along the property line of Reedy River Leasing, Inc. S. 32-38-12 W. 281.57 feet to a one-half-inch iron rebar; thence turning and running along a 20-foot private alley S. 61-43-00 E. 249.32 feet to an iron PK nail on the edge of Birnie Street; thence turning and running along Birnie Street S. 74-20-02 W. 154.57 feet to an iron railroad spike; thence running S. 83-57-00 W. 36.10 feet to an iron railroad spike; thence running S. 89-12-00 W. 97.70 feet to a PK nail set; thence running N. 85-48-00 W. 63.40 feet to an iron railroad spike; thence running N. 83-10-00 W. 51.30 feet to a one-half-inch rebar set; thence running N. 80-48-00 W. 137.00 feet to a one-half-inch rebar set; thence running S. 23-14-00 W. 18.30 feet to a one-half-inch rebar set; thence running N. 78-11-35 W. 59.65 feet to a one-half-inch rebar set; thence running N. 59-41-52 W. 131.00 feet to a one-half-inch crimp top iron pin; thence turning and running along the property line of New Hope Baptist Church N. 31-01-18 E. 214.70 feet to a three-fourths-inch open top iron pin; thence turning and running N. 58-09-27 W. 98.46 feet to a three-fourths-inch crimp top iron pin; thence turning and running S. 31-51-45 W. 217.45 feet to a three-fourths-inch rebar; thence turning and running along Birnie Street N. 59-44-21 W. 49.26 feet to a three-fourths-inch crimp top iron pin; thence running N. 59-46-32 W. 48.56 feet to a five-eighths-inch rebar; thence turning and running along the line of property now or formerly of Ward Stone, Jr. N. 32-01-21 E. 218.88 feet to a one-inch open top iron pin; thence turning and running along the property lines of Ward Stone, Jr. and David Stone N. 61-16-28 W. 202.60 feet to

a one-inch open top iron pin on the edge of South Hudson Street; thence turning and running along the edge of South Hudson Street N. 32-25-41 E. 142.31 feet to a one-half-inch open top iron pin; thence N. 29-49-19 E. 79.50 feet to the Point of Beginning.

DERIVATION: Deed of Southern Infrastructure, LLC recorded December 7, 2001 in the Office of the Register of Deeds for Greenville County in Deed Book 1976 at Page 1158.

TAX MAP NO: 0056.00-03-006.00 and 024.00

PARCEL 6:

ALL that certain piece, parcel or lot of land situate, lying and being on the western side of Westfield Street in the City of Greenville, County of Greenville, State of South Carolina, containing 5.21 acres, more or less, as shown and more fully described on metes and bounds on plat of survey entitled "Survey for Reedy River Investments, L.L.C." prepared by W. R. Williams, Jr., dated May 6, 2003, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 46-W at Page 76, which plat is incorporated herein by reference and made a part of this description.

DERIVATION: Deed of Reedy River Leasing, Inc. recorded in the Office of the Register of Deeds for Greenville County on May 13, 2003 in Deed Book 2037 at Page 1804.

TAX MAP NO: 0056.00-03-042.01 and 001.00

PARCEL 7:

ALL those certain pieces, parcels or strips of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being shown and delineated as Wingo Street and Wildwood Street on plat of Survey for Southern Infrastructure, LLC, prepared by Freeland & Associates, Inc., dated November 17, 2000, recorded in the Office of the Greenville County Register of Deeds in Plat Book 43-D at Page 100, and being more particularly described, according to said plat, to wit:

BEGINNING at an iron pin in the eastern edge of the right-of-way of South Hudson Street at the northwestern corner of Lot 2 as shown on plat of Property of Clarence B. Martin recorded in Plat Book HHH at Page 126 ("Martin Plat") and running thence S. 58-56-30 E. 261.04 feet to a point; thence N. 30-31-00 E. 238.24 feet to an iron pin in the line of property now or formerly belonging to Lewis A. Smart; thence along the common line of said Smart property N. 62-01-55 W. 29.86 feet to an iron pin at the northeast corner of Lot 14 as shown on the Martin Plat; thence S. 31-00-37 W. 207.31 feet to an iron pin at the southeastern corner of Lot 10 as shown on the Martin Plat; thence N. 58-56-30 W. 229.77 feet to an iron pin in the eastern edge of the right-of-way of South Hudson Street at the southwestern corner of Lot 3 as shown on said Martin Plat; thence along the eastern edge of the right-of-way of South Hudson Street 29.32 feet to an iron pin at the northwestern corner of Lot 2 as shown on the Martin Plat, the Point of Beginning.

DERIVATION:

TAX MAP NO:

PARCEL 8:

ALL those certain pieces, parcels or strips of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being shown and delineated as Wingo Street and Wildwood Street on plat of survey for Southern Infrastructure, LLC, prepared by Freeland & Associates, Inc., dated November 17, 2000, recorded in the Office of the Greenville County Register of Deeds in Plat Book 43-D at Page 100, and being more particularly described, according to said plat, to wit:

BEGINNING at an iron pin in the eastern edge of the right-of-way of South Hudson Street at the northwestern corner of Lot 2 as shown on plat of Property of Clarence B. Martin recorded in Plat Book HHH at Page 126 ("Martin Plat") and running thence S. 58-56-30 E. 261.04 feet to a point; thence N. 30-31-00 E. 238.24 feet to an iron pin in the line of property now or formerly belonging to Lewis A. Smart; thence along the common line of said Smart property N. 62-01-55 W. 29.86 feet to an iron pin at the northeast corner of Lot 14 as shown on the Martin Plat; thence S. 31-00-37 W. 207.31 feet to an iron pin at the southeastern corner of Lot 10 as shown on the Martin Plat; thence N. 58-56-30 W. 229.77 feet to an iron pin in the eastern edge of the right-of-way of South Hudson Street at the southwestern corner of Lot 3 as shown on said Martin Plat; thence along the eastern edge of the right-of-way of South Hudson Street 29.32 feet to an iron pin at the northwestern corner of Lot 2 as shown on the Martin Plat, the Point of Beginning.

DERIVATION: Deed of City of Greenville recorded in the Office of the Register of Deeds for Greenville County on August 10, 2005 in Deed Book 2153 at Page 223.

PARCEL 9:

ALL right, title and interest of the Grantor in and to that certain private alley 20 feet in width, situate, lying and being on the northwestern side of Westfield Street in the City of Greenville, County of Greenville, State of South Carolina, being located at the intersection of Westfield Street and Birnie Street, which alley is shown on plat of Survey for Reedy River Investments, LLC, dated May 6, 2003, prepared by W. R. Williams, Jr., recorded in Plat Book 46-W at Page 76 and reference to which plat is hereby craved for a more complete description.

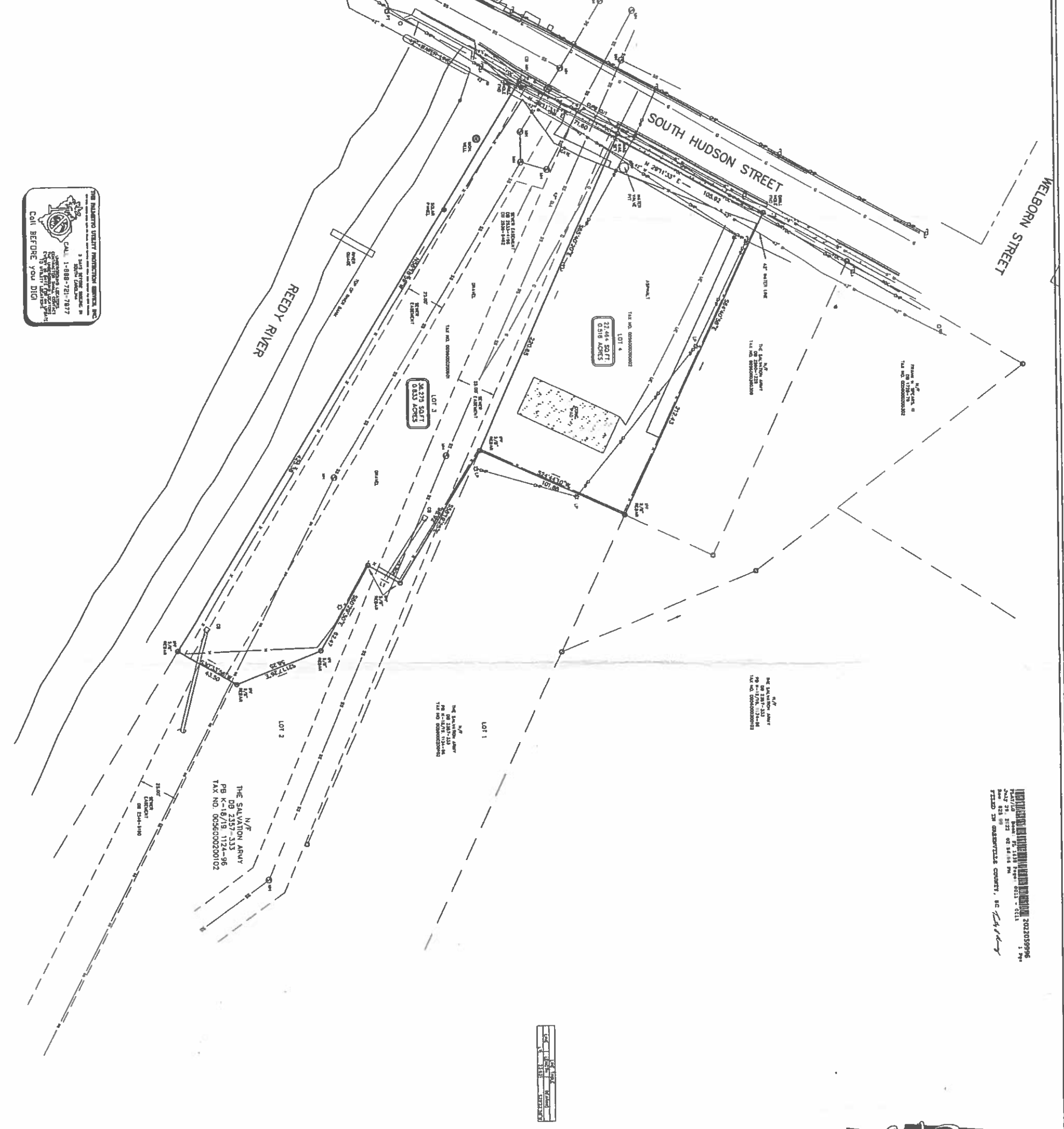
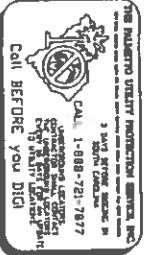
EXHIBIT A

Page 5

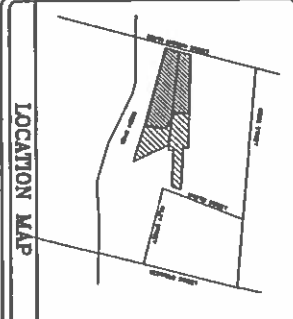
FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 12:13 PM
08/19/05 RECORDED IN DEED
BOOK 2159 PAGE 0995 THRU 1001
DOC # 2005072616

Timothy B. B.

LEGEND	
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION
9	1/4 SECTION
10	1/2 SECTION
11	3/4 SECTION
12	SECTION
13	1/4 SECTION
14	1/2 SECTION
15	3/4 SECTION
16	SECTION
17	1/4 SECTION
18	1/2 SECTION
19	3/4 SECTION
20	SECTION
21	1/4 SECTION
22	1/2 SECTION
23	3/4 SECTION
24	SECTION
25	1/4 SECTION
26	1/2 SECTION
27	3/4 SECTION
28	SECTION
29	1/4 SECTION
30	1/2 SECTION
31	3/4 SECTION
32	SECTION
33	1/4 SECTION
34	1/2 SECTION
35	3/4 SECTION
36	SECTION
37	1/4 SECTION
38	1/2 SECTION
39	3/4 SECTION
40	SECTION
41	1/4 SECTION
42	1/2 SECTION
43	3/4 SECTION
44	SECTION
45	1/4 SECTION
46	1/2 SECTION
47	3/4 SECTION
48	SECTION
49	1/4 SECTION
50	1/2 SECTION
51	3/4 SECTION
52	SECTION
53	1/4 SECTION
54	1/2 SECTION
55	3/4 SECTION
56	SECTION
57	1/4 SECTION
58	1/2 SECTION
59	3/4 SECTION
60	SECTION
61	1/4 SECTION
62	1/2 SECTION
63	3/4 SECTION
64	SECTION
65	1/4 SECTION
66	1/2 SECTION
67	3/4 SECTION
68	SECTION
69	1/4 SECTION
70	1/2 SECTION
71	3/4 SECTION
72	SECTION
73	1/4 SECTION
74	1/2 SECTION
75	3/4 SECTION
76	SECTION
77	1/4 SECTION
78	1/2 SECTION
79	3/4 SECTION
80	SECTION
81	1/4 SECTION
82	1/2 SECTION
83	3/4 SECTION
84	SECTION
85	1/4 SECTION
86	1/2 SECTION
87	3/4 SECTION
88	SECTION
89	1/4 SECTION
90	1/2 SECTION
91	3/4 SECTION
92	SECTION
93	1/4 SECTION
94	1/2 SECTION
95	3/4 SECTION
96	SECTION
97	1/4 SECTION
98	1/2 SECTION
99	3/4 SECTION
100	SECTION



202305996
1.79
FILED IN GREENVILLE COUNTY, NC



STATE OF SOUTH CAROLINA		GREENVILLE COUNTY	
SURVEY FOR THE SALVATION ARMY			
DATE: APRIL 7, 2023	P.O. BOX 23455	GREENVILLE, S.C. 29616	
SCALE: 1" = 30'	DATE: APRIL 7, 2023	P.O. BOX 23455	
GREENVILLE, S.C. 29616		GREENVILLE, S.C. 29616	

NO CHANGES TO EXISTING LOT LINES

THE SALVATION ARMY

1. HURRY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEYED PROPERTY IS THE PROPERTY OF THE SALVATION ARMY, AND THE SURVEYED PROPERTY IS NOT SUBJECT TO ANY OTHER CLAIM OR INTEREST.



CERTIFICATE OF OWNERSHIP AND DEDICATION

____ / ____ / _____

_____ Signed _____

S. C. Registration No. 11904

comply with the Subdivision Regulations for the City of Greenville, with the exception of such variances, if any, as are noted in the minutes of the City of Greenville Planning Commission of Greenville County, South Carolina, and that it has been

DATE
CITY ENGINEER
THE CITY OF MEDFORD

2010-110

11014 AKM 12

OVERALL

2.07 ACRES: 2.916

SCALE 1 - 50

[8-0611]

2022066567
DEED Book: DE 2666 Page: 3778 - 3781 4 Pgs
August 24, 2022 04:46:42 PM Cons: \$570,000.00
Rec: \$15.00 City Tax: \$627.00 State Tax: \$1,482.00
FILED IN GREENVILLE COUNTY, SC *T. H. H. H.*

34

35

GRANTEE'S ADDRESS:
417 Rutherford Street
Greenville, South Carolina 29601

STATE OF SOUTH CAROLINA) LIMITED WARRANTY DEED
COUNTY OF GREENVILLE) TITLE DEED TO REAL ESTATE
(with possibility of reverter)

KNOW ALL BY THESE PRESENTS that the CITY OF GREENVILLE, a South Carolina Municipal Corporation (referred to herein as the "Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the Grantor well and truly paid by THE SALVATION ARMY, a Georgia Corporation (hereinafter referred to herein as the "Grantee"), the receipt and legal adequacy of which are hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Grantee, and its successors and assigns, so long as the Premises are used for tennis courts and uses directly associated with its use as tennis courts, the following:

All right, title, and interest of the Grantor in and to the following property with all improvements thereon lying:

Attached hereto as Exhibit A and incorporated herein by reference (the "Premises");

THE MAILING ADDRESS OF GRANTEE: 417 Rutherford Street, Greenville, South Carolina 29601:

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to Premises belonging or in any wise incident or appertaining:

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns, so long as the Premises are used for tennis courts and uses directly associated with its use as tennis courts. And, the Grantor does hereby bind itself and its successors to warrant and FOREVER DEFEND all and singular said premises unto the Grantee and the Grantee's heirs or successors and assigns, against the Grantor and its successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

SIGNATURE AND ACKNOWLEDGEMENT PAGES FOLLOW

SIGNATURE PAGE OF LIMITED WARRANTY DEED

34
35

WITNESS Grantor's hand and seal this 15 day of August, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF: CITY OF GREENVILLE, a South Carolina
Municipal Corporation

[Signature]
By: [Signature] (SEAL)
Its: City Manager

Witness Number 1
Print Name: Kendrea Williams

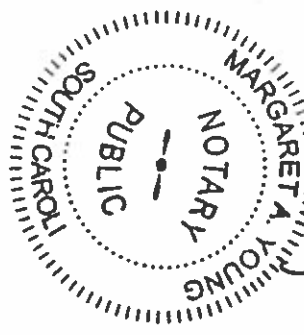
[Signature]
Witness Number 2
Print Name: Margaret A Young

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ACKNOWLEDGMENT

I, the undersigned notary public, hereby certify that John W. Donoghue,
City Manager (title) on behalf of the City of Greenville, a Municipal
Corporation, personally came before me this day and acknowledged the execution of the
foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal, this 15 day of August, 2022.

[Signature]
NOTARY PUBLIC for State of South Carolina
Printed Name: Margaret A Young
My Commission Expires August 8, 2024



NRGVLI 2193559 1

[AFFIX OFFICIAL NOTARY SEAL HERE]

EXHIBIT "A"

THE PREMISES

All those certain pieces, parcels or lots of land, lying and being situate in the State of South Carolina, County of Greenville, City of Greenville, lying on South Hudson Street and being shown as **Lot 3**, containing 36,275 Sq. Ft., 0.833 Acres, and **Lot 4**, containing 22,464 Sq. Ft., 0.516 Acres, on a survey entitled, "Survey for City of Greenville," prepared by Benchmark Surveying, Inc., dated June 9, 2009 and recorded April 16, 2010 in the Register of Deeds Office for Greenville County in Plat Book 1101 at Page 99.

Also shown and described as **Lot 3**, containing 36,275 Sq. Ft., 0.833 Acres, and **Lot 4**, containing 22,464 Sq. Ft., 0.516 Acres, on a survey entitled, "Survey for The Salvation Army," prepared by Benchmark Surveying, Inc., dated April 7, 2022 and recorded July 29, 2022 in the Register of Deeds Office for Greenville County in Plat Book 1438 at Page 11.

This being the same property transferred to the City of Greenville by Greenville & Northern Railway by deed dated May 12, 1981 and recorded June 8, 1981 in Book 1149 at Page 516.

TMS Nos.: 0056000200601 and 0056000200602

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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 described as Lots 3 and 4, Greenville County TMS Nos. 0056000200601 and 0056000200602, and was transferred from the City of Greenville, a South Carolina Municipal Corporation, to The Salvation Army, a Georgia Corporation, on August 6, 2022.
3. Check one of the following. The deed is
(a) X 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.)
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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$570,000
(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 X to the following. A lien or encumbrance 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: \$ 570,000
(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: \$ 570,000
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$2109.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.
9. 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.

Sworn to before me this 15 day of August, 2022.

CITY OF GREENVILLE, a South Carolina Municipal Corporation

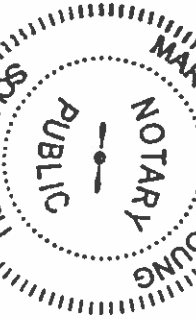
Notary Public for South Carolina
My Commission Expires: August 8, 2026

MAFFIX OFFICIAL NOTARY SEAL

Margaret A. Young
Notary Public

(SEAL)

By: John McDonough
City Manager



NRGVL1 2193559 1

For Can

existing on the ground affecting said property.

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 Grantee and to its successors and assigns forever in fee simple. And the Grantor does hereby bind the Grantor and the Grantor's successors and assigns, to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against the Grantor, and the Grantor's successors and assigns, and against all persons claiming by, through and under the Grantor.

WITNESS the Grantor's hand and seal this 25 day of February, 2019.

SIGNED, sealed and delivered
in the presence of:

Ann Kichburg
Witness signature

William M. Dickson III (SEAL)
WILLIAM M. DICKSON, III

[Signature]
Notary Public signature

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that William M. Dickson, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN TO AND SUBSCRIBED
before me this 25 day of February, 2019.

[Signature]
Print name: *Steph Peridi*
Notary Public for SC
My commission expires: 10-3-22

(SEAL)

[Signature]

2022064971
6 Pgs
DEED Book: DE 2666 Page: 0353 - 0358
August 18, 2022 03:12:01 PM Cons: \$1.00
Rec: \$15.00 Cnty Tax: EXEMPT State Tax: EXEMPT
FILED IN GREENVILLE COUNTY, SC *Toby D. Henry*

2022059533
6 Pgs
DEED Book: DE 2664 Page: 0905 - 0910
July 28, 2022 01:26:55 PM Cons: \$1.00
Rec: \$15.00 Cnty Tax: EXEMPT State Tax: EXEMPT
E-FILED IN GREENVILLE COUNTY, SC *Toby D. Henry*

GENERAL WARRANTY DEED
OF
FRANCIS HENRY SPEARS, III

Return recorded documents to:

Ben G. Leaphart
ASHMORE LEAPHART & RABON, LLC
Attorneys at Law
Post Office Box 10766
Greenville, SC 29603

Space above this line for recording information

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) GENERAL WARRANTY DEED
(No Title Examination)

KNOW ALL MEN BY THESE PRESENTS THAT, FRANCIS HENRY SPEARS, III a/k/a Frank H. Spears, III in consideration of One Dollar (\$1.00) and No Other Consideration the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto FRANCIS HENRY SPEARS, III as Trustee of the FRANCIS HENRY SPEARS, III REVOCABLE LIVING TRUST, U/A dated July 8, 2022, , hereinafter collectively 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, her heirs, successors, and assigns forever, the following described real property:

--See Attached Exhibit A for a Complete Description--

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises.

Grantee Address: 2415 Poinsett Hwy #4 Greenville, SC 29609

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 grantee(s), and the grantee(s)'s heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs, successors and assigns against the grantor(s) and the grantor(s)'s heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my Hand and Seal this 18 day of July, 2022.

Signed, Sealed and Delivered in the Presence of:

Witness: [Signature] FRANCIS HENRY SPEARS, III

Witness: [Signature] FRANK H. SPEARS, III

* Re-record to correct ownership *

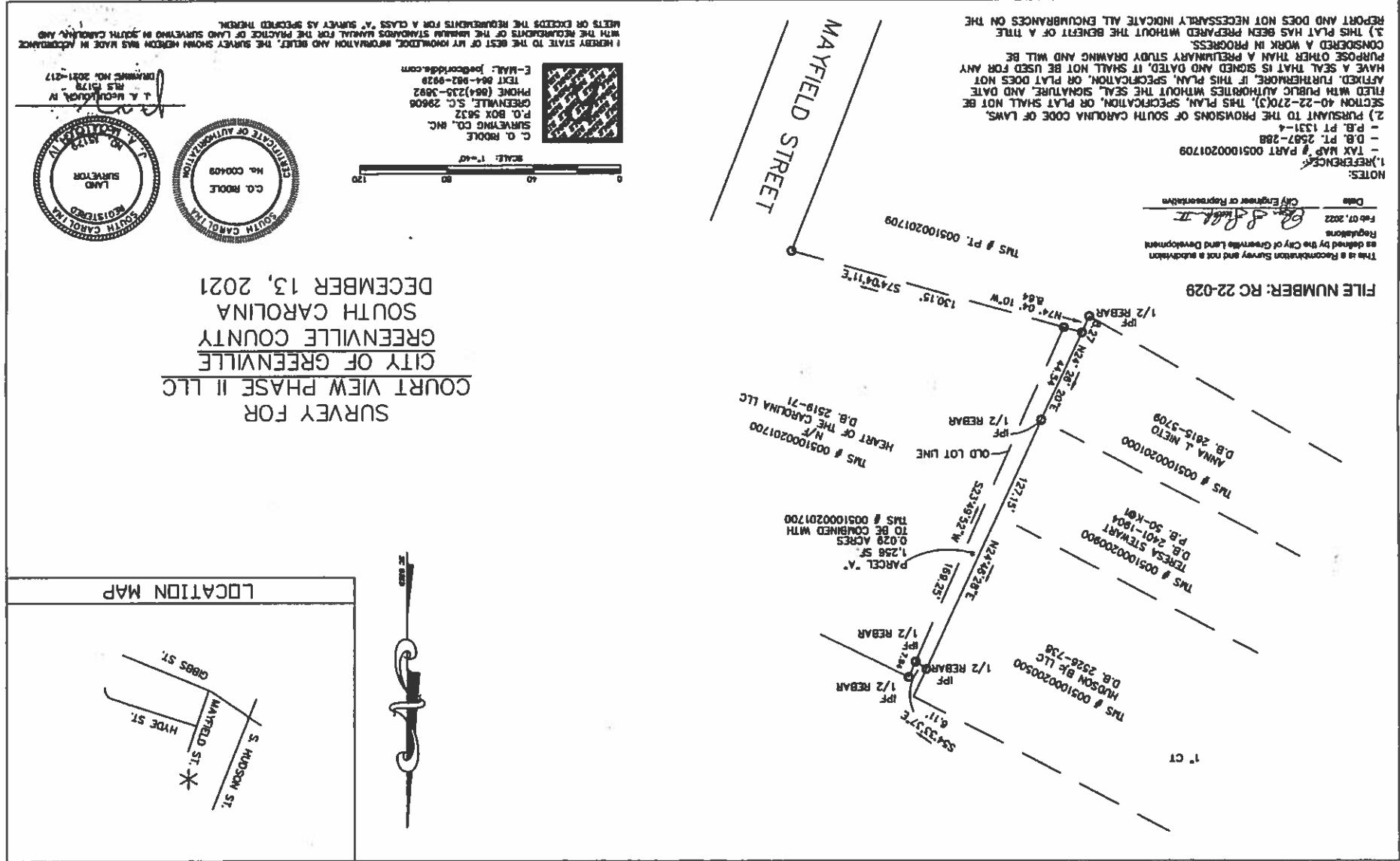
INFORMATION

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, stock, 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.

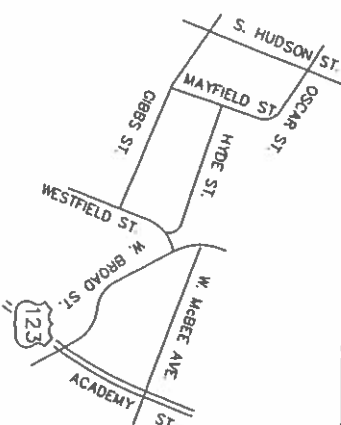
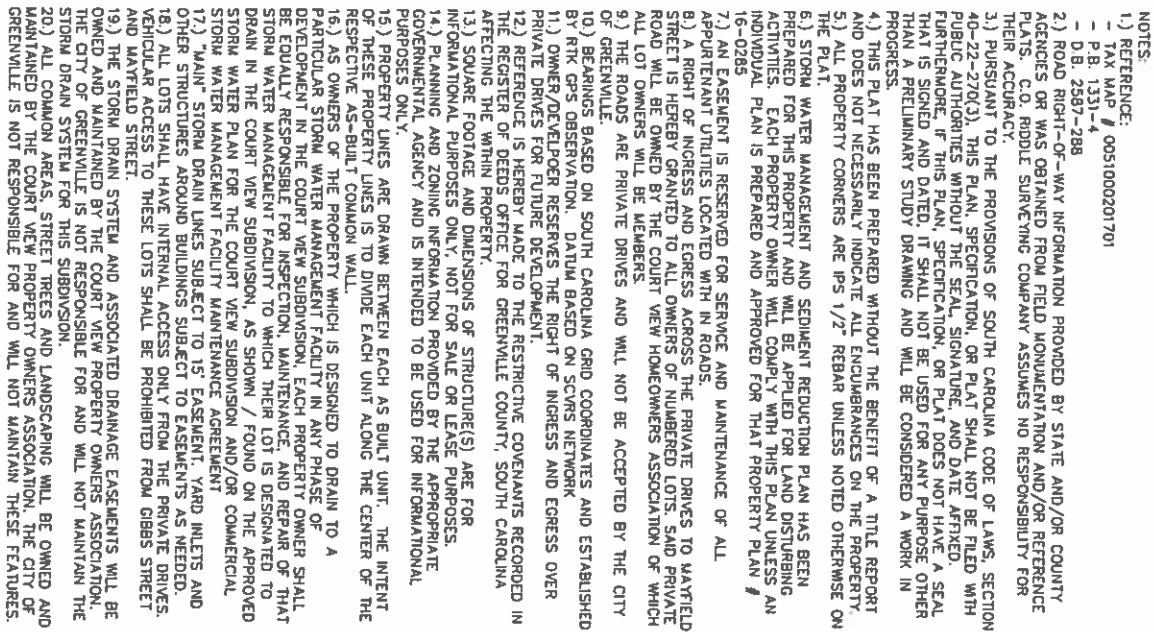
Exempted from the fee are deeds:

- (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 grantor'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 mortgagor or deed executed 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(e)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

2022011056
PLAT/LD Book: PL 1422 Page: 0018 - 0018
February 6, 2022 12:01:16 PM
Fee: \$25.00
FILED IN GREENVILLE COUNTY, SC



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.02	N207°26'40"E



LOCATION MAP

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

The underlined hereby acknowledges that I am (we are) the owner(s) of the property shown and designated herein and that I (we) hereby accept the plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction thereon, and hereby dedicate to public use on roads, alleys, and easements, wherever of record as shown or indicated on said plat.

Signed _____

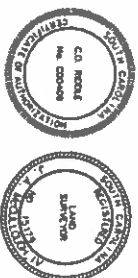
Signed _____

CERTIFICATE OF ACCURACY

I hereby state that to the best of my knowledge, information and belief, that the survey herein was made in accordance with the requirements of the minimum standards model practice of land surveying in South Carolina, and meets and exceeds the requirements for a class "A" survey as specified

DATE 5-22-71

REGISTERED SIGNATOR [Signature]



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plot shown herein has been found to comply with the Subdivision Regulations for the City of Greenville, with the exception of such variations, if any, as are noted in the minutes of the Greenville County Planning Commission of Greenville County, South Carolina, and has been approved for recording in the office of the County Register of Deeds.

5/19/21
DATE

City Engineer City of Greenville
City Recorder City of Greenville

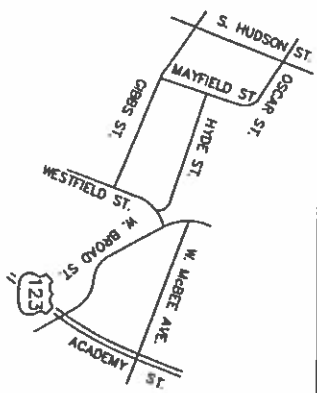
FILE NUMBER
SD 15-287

COURT VIEW TOWNHOUSES
PHASE 2

C. D. RIDGE SURVEYING CO., INC.
P.O. BOX 3632
GREENVILLE, S.C. 29608
(804) 235-2872

NO. OF LOTS:	8
NO. OF ACRES:	0.26
UNITS OF NEW ROAD:	0 (ALL ROADS ARE PRIVATE)
DATE: 8.01.2001	



LOCATION MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

Signed _____
Signed _____
Signed _____

5-13-2019
DATE
S. C. Registerman No. 19178
REGISTERED SURVEYOR
F. M. W.



City Engineer - City of Oakdale

SD 15-287

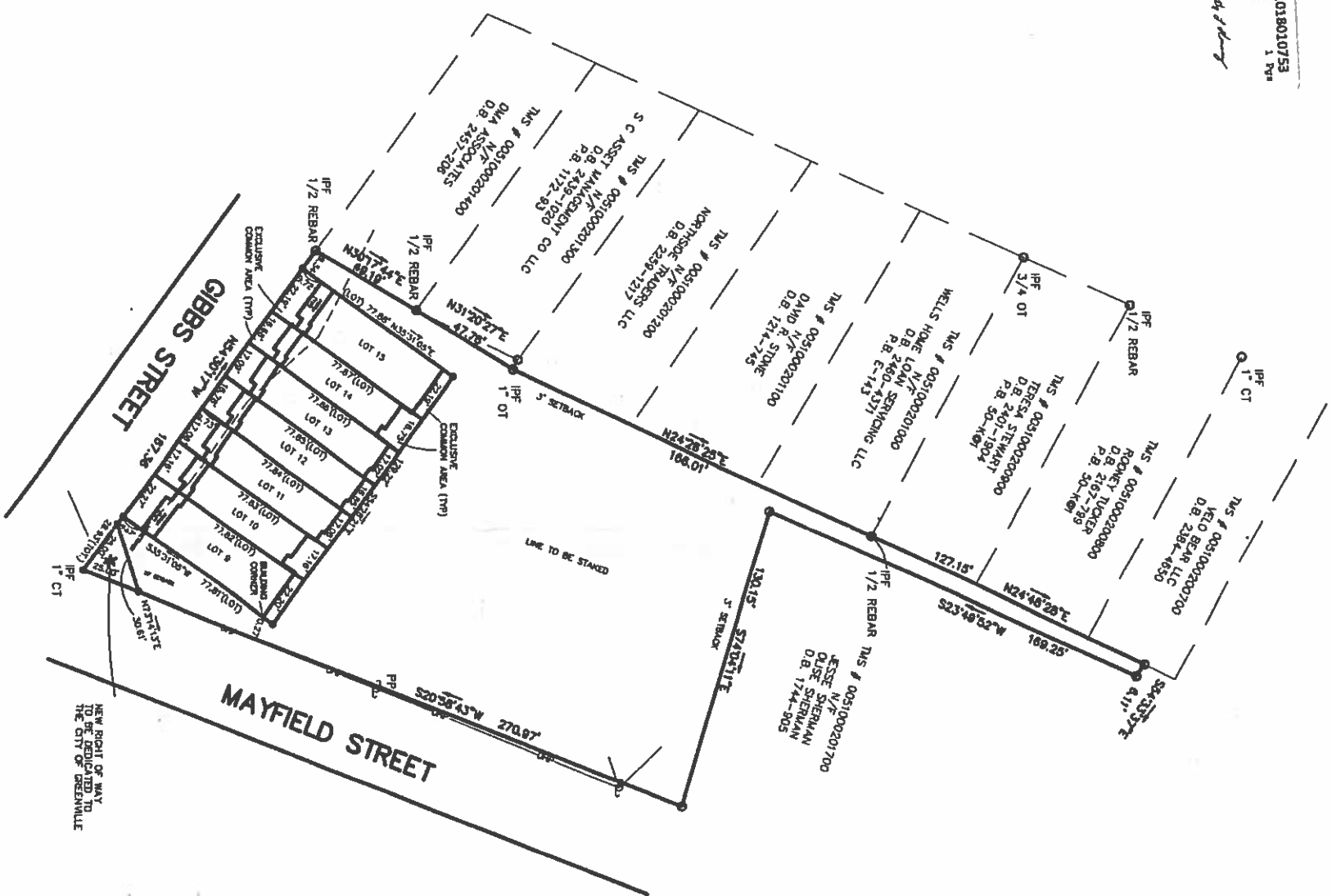
—

P.O. BOX 9652
DIXONVILLE, IL 78008
(804) 235-2812

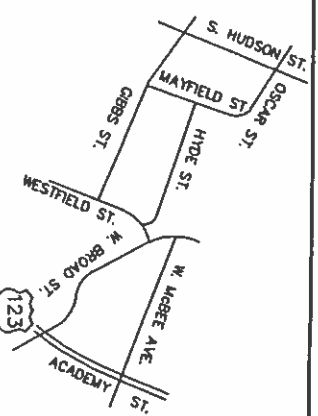
UNITS OF NEW
ROADS 0 (ALL ROADS ARE
PRIVATE)
DATE: 3/12/2010

[2019-013]

Fielding



AREA OF UNIT LOTS	
UNIT #	SQ. FT.
LOT 1	
LOT 2	
LOT 3	
LOT 4	
LOT 5	
LOT 6	
LOT 7	
LOT 8	
LOT 9	
LOT 10	1730 SF
LOT 11	1336 SF
LOT 12	1328 SF
LOT 13	1308 SF
LOT 14	1328 SF
LOT 15	1301 SF
LOT 16	1728 SF



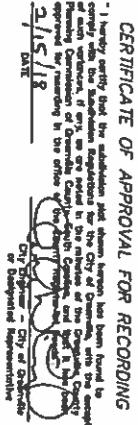
FINAL PLAT

properly advised and discussed them on that I (my) hereby accept this plan of cooperation with my (our) free consent and that I (we) establish the minimum building restriction there, and hereby declare to public use as "open, lawful, and reasonable," however all of them be shown or hydrological or used plot.

Spina

...for a more

Figure 1



2/15/18

or Designated Rep.

FILE NUMBER
SD 15-287

**COURT NEW TOWNHOUSES
PHASE 1**

(1984) 2.55

DATE: 12/7/



-----SPACE ABOVE RESERVED FOR RECORDING PURPOSES-----

STATE OF SOUTH CAROLINA) TITLE TO REAL ESTATE
COUNTY OF GREENVILLE) QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **COURT VIEW PHASE II, LLC**, a South Carolina limited liability company, ("Grantor"), in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by **COURTVIEW TOWNHOME OWNERS ASSOCIATION, INC.**, a South Carolina non-profit corporation ("Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these present does grant, bargain, sell and release unto Grantee, its successors and assigns, forever, its entire right, title and interest in and to the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 16, Common Area, as shown on that plat entitled Court View Townhouses and Common Area Phase 1 by C. O. Riddle Surveying Co., Inc., recorded in the Register of Deeds Office for Greenville County in Plat Book 1331 at Page 0004. Reference being made to said plat for a more complete and accurate description

FURTHER LESS AND EXCEPT: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lots 1, 2, 3, 4, 5, 6, 7 and 8, on plat prepared for Court View Townhouses by C. O. Riddle Surveying Co., Inc., dated May 13, 2021 and recorded in the Register of Deeds Office for Greenville County in Plat Book 1398 at Page 0098. Reference being made to said plat for a more complete and accurate description.

FURTHER LESS AND EXCEPT: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lots 9, 10, 11, 12, 13, 14, and 15, on plat entitled Court View Townhouses Phase 1 by C. O. Riddle Surveying Co., Inc., recorded in the Register of Deeds Office for Greenville County in Plat Book 1295 at Page 0066. Reference being made to said plat for a more complete and accurate description.

FURTHER LESS AND EXCEPT: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as "PARCEL 'A'", 0.029 acres, more or less, on plat entitled "Survey for Court View Phase II LLC" recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1422 at Page 0018. Reference being made to said plat for a more complete and accurate description.

TMS: p/o 0051000201709

Grantee's Address: PO Box 16059, Greenville, SC 29606

Together with, subject to the Exceptions, all and singular, the rights, members, hereditaments and appurtenances to said Property belonging or in anywise incident or appertaining. To have and to hold, subject to the Exceptions, all and singular the Property before mentioned unto the Grantee, its successors and assigns, forever.

[Signature and Acknowledgement Page Follows]

WITNESS my Hand and Seal this 4 day of February, 2022.

Signed, Sealed and Delivered
in the Presence of:

COURT VIEW PHASE II, LLC, a South Carolina
limited liability company:

By: [Signature]
Ryan Rosenfeld, Authorized Member

Witness #1

[Signature]

Witness #2/Notary

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PROBATE

Personally appeared before me the undersigned and made oath that (s)he saw Ryan Rosenfeld, acting as authorized representative of COURT VIEW PHASE II, LLC, sign, seal and as the act and deed of the entity, deliver the within-written Deed for the uses and purposes therein mentioned, and that they have no interest in this transaction, and that she with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this
4 day of February, 2022.

Witness #1

[Signature]

Notary Public for the State of South Carolina
My Commission Expires: 01/12/2031

Prepared by: Bell Carrington & Price, LLC
408 East North Street
Greenville, SC 29601

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 bearing See Deed Greenville County Tax Map p/o 0051000201709 was transferred by Court View Phase II, LLC to Courtview Townhome Owners Association, Inc. on February 14, 2022

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) X exempt from the deed recording fee because (See information section of affidavit):
Consideration is \$10.00 #1

(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 _____.

(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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: 0.00

(b) Place the amount listed in item 5 above here: 0.00

(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: 0.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: 0.00

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Closing Attorney.

9. 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

Lindsay Carrington
Print or Type Name Here

SWORN to and subscribed before me this
14 day of February, 2022

Notary Public for SC
My Commission Expires 11-19-2026
Notary (U.S.): [Signature]
Notary (printed name): Jenna Thompson

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. (This includes, pursuant to Code Section 12-59-140(f)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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 constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as 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 the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, 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;
- (12) that constitutes 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 mortgagor or deed pursuant to foreclosure proceeding;
- (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.

[Signature]

Prepared by:
Kehl Culbertson Andinghetti, LLC
114 Manly St.
Greenville, SC 29601
File # R18-207

DEED Book: DE 2548 Page: 0831 - 0832 2 Pgs
September 20, 2018 04:00:05 PM Cons: \$689,000.00
Rec: \$10.00 Cnty Tax: \$757.90 State Tax: \$1,791.40
E-FILED IN GREENVILLE COUNTY, SC
Tally of Henry



2018071623

TITLE TO REAL ESTATE
GENERAL WARRANTY DEED

STATE OF SOUTH CAROLINA) Grantee's address:
)
COUNTY OF GREENVILLE) 218 Gibbs St.
) Greenville, SC 29601

KNOW ALL MEN BY THESE PRESENTS, that Court View Development, LLC ("Grantor"), in consideration of Six Hundred Eighty-Nine Thousand and 00/100 (\$689,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto John Lawrence Vaughan, II, Carol Samofal and Jennifer Vaughan, as joint tenants with rights of survivorship and not as tenants in common ("Grantees"), their successors and assigns forever, all its right, title and interest in and to the following:

ALL that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Greenville, City of Greenville and being shown and designated as Lot 15 as shown on a plat entitled "Court View Townhouses, Phase 1" prepared by C. O. Riddle Surveying Co., Inc., recorded on February 15, 2018, in Plat Book 1295 at Page 66, in the Register of Deeds Office for Greenville County. Reference is made to aforesaid latter plat for a more complete metes and bounds description of subject property.

This being a portion of that same property conveyed unto Court View Development, LLC by Deed from KMG-IRA1, LLC, dated 01/24/2018 and recorded on 01/24/2018 in Deed Book 2530 at page 2243 in the Office of the Register of Deeds for Greenville County, South Carolina.

TMS: 0051000201708

This conveyance is made subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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 Grantees *as joint tenants with rights of survivorship and not as tenants in common*, and to their successors and assigns forever in fee simple. 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 Grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand and seal this 20th day of September, 2018.

SIGNED, sealed and delivered
in the presence of:

Court View Development, LLC
By: Michael S. Thomas
Michael Shawn Thomas, Authorized Signatory

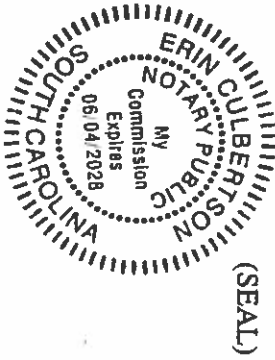
Erin Culbertson
Notary Public signature

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Court View Development, LLC, by and through its Authorized Signatory, Michael Shawn Thomas, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN TO AND SUBSCRIBED
before me this 14th day of September, 2018.

Erin Culbertson
Print name: Erin Culbertson
Notary Public for SC
My commission expires: 6/4/2028



Erin Culbertson

DEED Book: DE 2570 Page: 4349 - 4351
JULY 16, 2019 12:32:49 PM Cons: \$500,000.00
Rec: \$10.00 Cnty Tax: EXEMPT State Tax: EXEMPT
E-FILED IN GREENVILLE COUNTY, SC *T. H. J. Henry*

2019023835 2 Pgs
DEED Book: DE 2562 Page: 3807 - 3808
APR 13, 2019 03:48:44 PM Cons: \$500,000.00
Rec: \$10.00 Cnty Tax: \$950.00 State Tax: \$1,300.00
E-FILED IN GREENVILLE COUNTY, SC *T. H. J. Henry*

J. TERRY LAWS, ATTORNEY, LLC
8 WHITSETT ST., GREENVILLE, SC 29601

Grantee's Address: 216 Gibbs St., Greenville, SC 29601

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) TITLE TO REAL ESTATE

** This deed is being re-recorded to correct the spelling of the Grantees name **

KNOW ALL MEN BY THESE PRESENTS, That, Court View Development, LLC (hereinafter referred to as "Grantor") in consideration of the sum of Five Hundred Thousand and 00/100 DOLLARS (\$500,000.00), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Albert L. Gray and Lauren Hennis Gray as JOINT TENANT WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANT IN COMMON (hereinafter referred to as "Grantee"), their heirs, successors and assigns forever:
*Albert L. Gray, Jr. & *Lauren Hennis Gray
All that certain piece, parcel or lot of land situated, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 14 on a plat of Court View Townhouses, Phase I, prepared by C. O. Riddle Surveying Co., Inc. dated December 12, 2017, revised February 15, 2018 and recorded in the ROD Office for Greenville County in Plat Book 1295 at Page 66, and having the mates and bounds as shown thereon.

This being a portion of the same property conveyed to the Grantors herein by deed of Carolina Asset Management Group, LLC dated July 14, 2018 and recorded in the ROD Office for Greenville County on July 15, 2016 in Deed Book 2492 at Page 1337.

Tax Map #: 0051.00-02-017.07

BY THIS CONVEYANCE THE GRANTOR HEREIN SPECIFICALLY INTEND TO CREATE IN THE GRANTEE THE ESTATE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the grounds affecting the above-described property.

J. TERRY LAWS, ATTORNEY, LLC
8 WHITSETT ST., GREENVILLE, SC 29601

Grantee's Address: 216 Gibbs St., Greenville, SC 29601

**THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, That, Court View Development, LLC,
(hereinafter referred to as "Grantor") in consideration of the sum of Five Hundred
Thousand and 00/100 DOLLARS (\$500,000.00), the receipt of which is hereby
acknowledged, has granted, bargained, sold and released, and by these presents does
grant, bargain, sell and release unto **Albert L. Gray and Lauren Hannis Gray** as **JOINT**
TENANT WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANT IN COMMON
(hereinafter referred to as "Grantee"), their heirs, successors and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 14 on a plat of Court View Townhouses, Phase I, prepared by C. O. Riddle Surveying Co., Inc. dated December 12, 2017, revised February 15, 2018 and recorded in the ROD Office for Greenville County in Plat Book 1295 at Page 66, and having the metes and bounds as shown thereon.

This being a portion of the same property conveyed to the Grantors herein by deed of Carolina Asset Management Group, LLC dated July 14, 2016 and recorded in the ROD Office for Greenville County on July 15, 2016 in Deed Book 2492 at Page 1337.

Tax Map #: 0051.00-02-017.07

BY THIS CONVEYANCE THE GRANTOR HEREIN SPECIFICALLY INTEND TO
CREATE IN THE GRANTEE THE ESTATE OF JOINT TENANCY WITH RIGHT OF
SURVIVORSHIP.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the grounds affecting the above-described property.

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, as joint tenant with right of survivorship and not as tenant in common, and the Grantee's heirs or 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 said Grantee, and the Grantee's heirs or successors and assigns, against the Grantor and the Grantor's heirs or successors and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's hand and seal this 29th day of March, 2019.

SIGNED, Sealed and delivered
In the presence of:

[Signature]
Witness

Court View Development, LLC

By: [Signature]
Michael Shawn Thomas, Manager

[Signature]
Witness

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 29th day of March, 2019 by Michael Shawn Thomas, Manager of Court View Development, LLC.

[Signature]
Notary Public for South Carolina
My commission expires: 1-30-21

File No.: 146329000



[Signature]

Prepared by:
Kcable & Brown, PA
109 Laurens Road, Bld. 2, Suite A
Greenville, SC 29607

2018017966 3 Pgs
DEED Book: DE 2533 Page: 5044 - 5046
March 14, 2018 02:48:09 PM Cons: \$516,000.00
Rec: \$10.00 Cnty Tax: \$567.60 State Tax: \$1,341.60
E-FILED IN GREENVILLE COUNTY, SC *Tyler J. Henry*

GRANTEE ADDRESS: 214 Gibbs Street, Greenville, SC 29601

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that COURT VIEW DEVELOPMENT LLC, in consideration of Five Hundred Sixteen Thousand and 00/100 Dollars (\$516,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto BRENDAN F. SEXTON AND ANDREA SEXTON, as Joint Tenants with Rights of Survivorship and not as tenants in common, their heirs and assigns, forever, Grantor's Entire Right, Title and Interest in and to the following described property:

All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Greenville, City of Greenville and being shown and designated as Lot 13 as shown on a plat entitled "Court View Townhouses, Phase 1" prepared by C. O. Riddle Surveying Co., Inc. dated January 12, 2018 and recorded in Plat Book 1293, Page 72, revised recorded February 15, 2018, in Plat Book 1295 at Page 66, Greenville County Records. Reference is made to aforesaid latter plat for a more complete metes and bounds description of subject property.

This being a portion of that property conveyed to Court View Development, LLC by deed of Carolina Asset Management Group, LLC dated July 14, 2016 and recorded in Deed Book 2492, Page 1337, Greenville County Records.

For informational purposes only: P/O TMS# 0051.00-02-017.01
For tax year 2019: New TMS# 0051.00-02-017.06

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of way, if any, affecting the above-described property.

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

WITNESS the grantor's hand and seal this 9th day of March, 2018.

SIGNED, sealed and delivered
in the presence of:

Shawn Thomas
Witness 1

Philip R. Brown
Witness 2 \Notary

Court View Development LLC

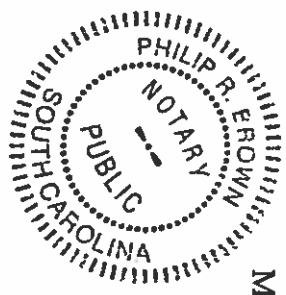
BY: Shawn Thomas
Shawn Thomas
Its: Member and Managing Member

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF GREENVILLE)

I, the undersigned notary public, hereby certify that Shawn Thomas, its Member and Managing Member for Court View Development LLC personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal, this 9th day of March, 2018.

Philip R. Brown
NOTARY PUBLIC for South Carolina
My Commission Expires: 11/21/21



STATE OF SOUTH CAROLINA) UNANIMOUS WRITTEN CONSENT
) ADOPTED IN LIEU OF A SPECIAL MEETING
COUNTY OF GREENVILLE) OF THE MEMBERS OF
COURT VIEW DEVELOPMENT LLC

WHEREAS, the undersigned hereby certifies that they are all of the Members and Managing Member of Court View Development LLC, a South Carolina Limited Liability Company (the "Company"), do hereby adopt the following resolutions, this action in lieu of a special meeting of the Members for such purpose:

WHEREAS, the undersigned hereby certify that as of the date of this authorization resolution, the Company is still in existence and in good standing;

WHEREAS, the Company and Brendan Sexton and Andrea Sexton (collectively, the "Purchaser") have entered a contract for the purchase and sale of that certain real property identified as Unit# 13 of Court View Townhomes, with a physical address of 214 Gibbs Street, Greenville, SC 29601, located in Greenville County, SC, being a portion of TMS# 0051000201701 (the "Property");

NOW THEREFORE, the undersigned hereby consents to the adoption of the following resolution:

RESOLVED that the Company has entered into a contract with an effective date of August 22, 2016 with Purchaser for the sale of the Property for the purchase price of Five Hundred Sixteen Thousand and no/Dollars (\$516,000.00) (the "Contract") and shall close upon the terms and conditions as outlined in the Contract. Ratified and approved.

FURTHER RESOLVED, that Shawn Thomas, as the Managing Member of the Company, is hereby authorized to sign any and all documents and take any actions necessary to complete the closing of the Property pursuant to the terms and conditions of the Contract. Any and all documents previously or hereafter executed by Shawn Thomas, as Managing Member on behalf of the Company in connection herewith shall be binding on the Company. Ratified and approved.

Adopted and executed by the undersigned this 22 day of February, 2018.

COURT VIEW DEVELOPMENT LLC,
a South Carolina limited liability company

BY: Shawn Thomas
Shawn Thomas
Its: Member & Managing Member

BY: K. Michael Greer
K. Michael Greer
Its: Member

BY: John A. Hagins, Jr.
John A. Hagins, Jr.
Its: Member

J. TERRY LAWS, ATTORNEY, LLC
8 WHITSETT STREET, GREENVILLE, SC 29601

Grantee's Address: 212 Gibbs St., Greenville, SC 29601

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That, Court View Development, LLC, (hereinafter referred to as "Grantor") in consideration of the sum of Four Hundred Ninety Thousand and 00/100 DOLLARS (\$490,000.00), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Kenneth Michael Greer and Barbara Ann Greer as JOINT TENANT WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANT IN COMMON (hereinafter referred to as "Grantee"), their heirs, successors and assigns forever.

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 12 on a plat of Court View Townhouses, Phase I prepared by C.O. Riddle Surveying Co., Inc., dated December 7, 2017 and revised February 15, 2018 and being recorded in the ROD Office for Greenville County in Plat Book 1295 at Page 66, and having the metes and bounds as shown thereon.

This being a portion of the same property conveyed to the Grantor herein by deed of KMG-IRA1, LLC dated January 24, 2018 and recorded in the ROD Office for Greenville County on January 24, 2018 in Deed Book 2530 at Page 2243, and by deed of Carolina Asset Management Group, LLC dated July 14, 2016 and recorded in the ROD Office for Greenville County on July 15, 2016 in Deed Book 2492 at Page 1337.

Tax Map #: P/O 0051.00-02-017.01

BY THIS CONVEYANCE THE GRANTOR HEREIN SPECIFICALLY INTEND TO CREATE IN THE GRANTEE THE ESTATE OF JOINT TENANCY WITH RIGHT OF SURVIVORSHIP.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the grounds affecting the above-described property.

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, as joint tenant with right of

survivorship and not as tenant in common, and the Grantee's heirs or 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 said Grantee, and the Grantee's heirs or successors and assigns, against the Grantor and the Grantor's heirs or successors and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's hand and seal this 3rd day of May, 2018.

SIGNED, Sealed and delivered
In the presence of:

Terrell Harts
Witness

Court View Development, LLC

By: *Michael S. Thomas*
Michael S. Thomas, Manager
Cynthia Speed
Witness

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 3rd day of May, 2018 by Court View Development, LLC.

Terrell Harts
Notary Public for South Carolina
My commission expires: *10-27-18*

[Signature]

Recording Requested By and
When Recorded Mail to:

 2018033382
DEED Book: DE 2537 Page: 4572 - 4574 3 Pgs
May 7, 2018 01:23:23 PM Cons: \$510,500.00
Rec: \$10.00 Cnty Tax: \$561.55 State Tax: \$1,327.30
FILED IN GREENVILLE COUNTY, SC *Toby J. Henry*

SOUTH CAROLINA GENERAL WARRANTY DEED

COUNTY: Greenville
CITY: Greenville

TAX MAP NUMBER:
DATE: May 3, 2018

Grantor	Grantee
Court View Development LLC 503 Augusta St Greenville, SC 29605	Vickie Lynn Johnson 210 Gibbs Street Greenville, SC 29601

Enter in appropriate block for each party' name, address, and, if appropriate, character of entity, e.g. corporation, partnership, limited liability company

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of Five Hundred Ten Thousand Five Hundred and 00/100 Dollars (\$510,500.00) paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, **SUBJECT TO** the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, the real estate (the "Premises") described as follows:

See Exhibit A Attached

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs successors and assigns forever.

And, **SUBJECT TO** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

SC Bar Form _____
Last Revised: _____

This form is a basic form intended for use only by South Carolina licensed attorneys. Use by others may constitute the unauthorized practice of law.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed under seal this _____ day of May, 5, 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

Court View Development LLC

By: Michael Shawn Thomas
Michael Shawn Thomas, General Manager

Witness #1 [Signature]
Witness #2 _____

STATE OF SOUTH CAROLINA

Acknowledgment for Entity Grantor

COUNTY OF Greenville

I, the undersigned Notary Public, do certify that the within named Grantor, by Michael Shawn Thomas, its General Manager, personally appeared before me, and having satisfactorily proven to be the person whose name is subscribed above, has acknowledged the due execution of the within Deed.

Witness my official seal this 3 day of May, 2018

Notary Public for South Carolina

[Signature]
(print name) Cheryl Pitt

My Commission Expires: 1-14-24

SC Bar Form: _____
Last Revised: _____

This form is a basic form intended for use only by South Carolina licensed attorneys. Use by others may constitute the unauthorized practice of law.

“EXHIBIT A”

ALL that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Greenville, City of Greenville and being shown and designated as LOT 11 as shown on plat entitled “Court View Townhouses, Phase 1” prepared by C.O. Riddle Surveying Co., Inc. dated January 12, 2018, revised February 15, 2018 and recorded February 15, 2018 in Plat Book 1295 at Page 66, Greenville County Records. Reference is made to aforesaid latter plat for a more complete metes and bounds description of subject property.

This being a portion of the property conveyed to Court View Development, LLC by deed from Carolina Asset Management Group, LLC dated July 14, 2016 and recorded July 15, 2016 in Deed Book 2492, page 1337, Greenville County Records.



2018034171

2 Pgs

DEED Book: DE 2537 Page: 5464 - 5465

May 9, 2018 11:26:59 AM Cons: \$522,150.00

Rec: \$10.00 Cnty Tax: \$574.75 State Tax: \$1,358.50

E-FILED IN GREENVILLE COUNTY, SC

T. J. Henry

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, COURT VIEW DEVELOPMENT, LLC., herein referred to as Grantor, for and in consideration of the sum of FIVE HUNDRED TWENTY-TWO THOUSAND ONE HUNDRED FIFTY Dollars (\$522,150.00) to us paid by REVONDA ANN STANTON AND CAROLYN ELIZABETH STANTON hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said

REVONDA ANN STANTON AND CAROLYN ELIZABETH STANTON
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 10 on plat entitled "Court View Townhouses, Phase 1" dated 2/15/18 by C.O. Riddle Surveying Company, Inc. recorded in the office of the ROD for Greenville County in Plat Book 1295 at page 66.

This being a portion of the same property conveyed to Court View Development, LLC by deed of Carolina Asset Management Group, LLC dated July 14, 2016 and recorded July 15, 2016 in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2492 at Page 1337.

TAX MAP NUMBER: 0051000201702
PROPERTY ADDRESS: 208 Gibbs Street, Unit 10, Greenville, SC 29601
GRANTEE'S ADDRESS: 208 Gibbs Street, Unit 10, Greenville, SC 29601

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

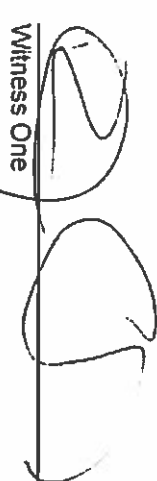
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said REVONDA ANN STANTON AND CAROLYN ELIZABETH STANTON AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, their heirs, and assigns forever.

AND THE GRANTORS do hereby bind Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all an singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any party thereof but no others.

WITNESS my Hand and Seal this 4 day of May, in the year of our Lord 2018.

Signed, Sealed and Delivered
in the Presence of:

COURT VIEW DEVELOPMENT, LLC


Witness One


By: Michael Shawn Thomas


Its: Authorized Member


Witness Two/Notary

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

ACKNOWLEDGMENT

I the undersigned, a Notary Public for the State of South Carolina, do hereby certify that Michael Shawn Thomas as Authorized Member of Court View Development, LLC personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

Sworn before me this 4 day
of May, 2018

Notary Public for South Carolina
My commission expires: 01/27/2023



Prepared by:
Bell Carrington, LLC
408 E North Street
Greenville, SC 29601
(864) 272-0555



Christopher L. Cogdill, P.A., 1318 Haywood Road, Bldg. E, Greenville, SC 29615

Grantee's Address: 206 Gibbs Street, Unit 9, Greenville, SC 29601

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS:

That REKA THANDROYEN, hereinafter referred to as Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), LOVE AND AFFECTION, the receipt whereof is hereby acknowledged, at and before the sealing of these presents, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto FRANCIS THANDROYEN AND REKA THANDROYEN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, their heirs and assigns, forever.

SEE ATTACHED EXHIBIT A

GREENVILLE COUNTY
TMS NO.: 0051.00-02-017.02

The above-described property is conveyed subject to all easements, rights of way, and restrictions appearing of record and actually existing on the ground affecting such property.

TOGETHER, with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 7th day of January, 2021.

Signed, sealed and delivered in the presence of:

Janice De Haven
First Witness

[Signature]
Second Witness

Reka Thandroyen
Reka Thandroyen

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)) ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 7th day of January, 2021 by Reka Thandroyen.

[Signature]
Notary Public for SK

My Commission Expires: 8-9-22



EXHIBIT A

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 9, COURT VIEW TOWNHOUSES, PHASE 1, on a plat thereof, prepared by C. O. Riddle Surveying Co., Inc., dated December 7, 2017. last revised February 15, 2018, and recorded in Plat Book 1295 at Page 66; and being more recently shown on plat prepared by C. O. Riddle Surveying Co., Inc., dated March 12, 2019 and recorded in Plat Book 1331 at Page 4, in the ROD Office for Greenville, South Carolina. Reference is hereby made to said plat of record for a more complete and accurate description as to the metes and bounds, courses and distances as appear thereon.

This being the same property conveyed unto Reka Thandroyen and Francis Thandroyen by Deed of Court View Development, LLC dated February 15, 2019 and recorded February 19, 2019 in Book 2559, Page 751; subsequently conveyed unto Reka Thandroyen by Deed from Francis Thandroyen, dated April 5, 2019 and recorded April 8, 2019 in Deed Book 2562, Page 5796, in the Register of Deeds Office for Greenville County, South Carolina.

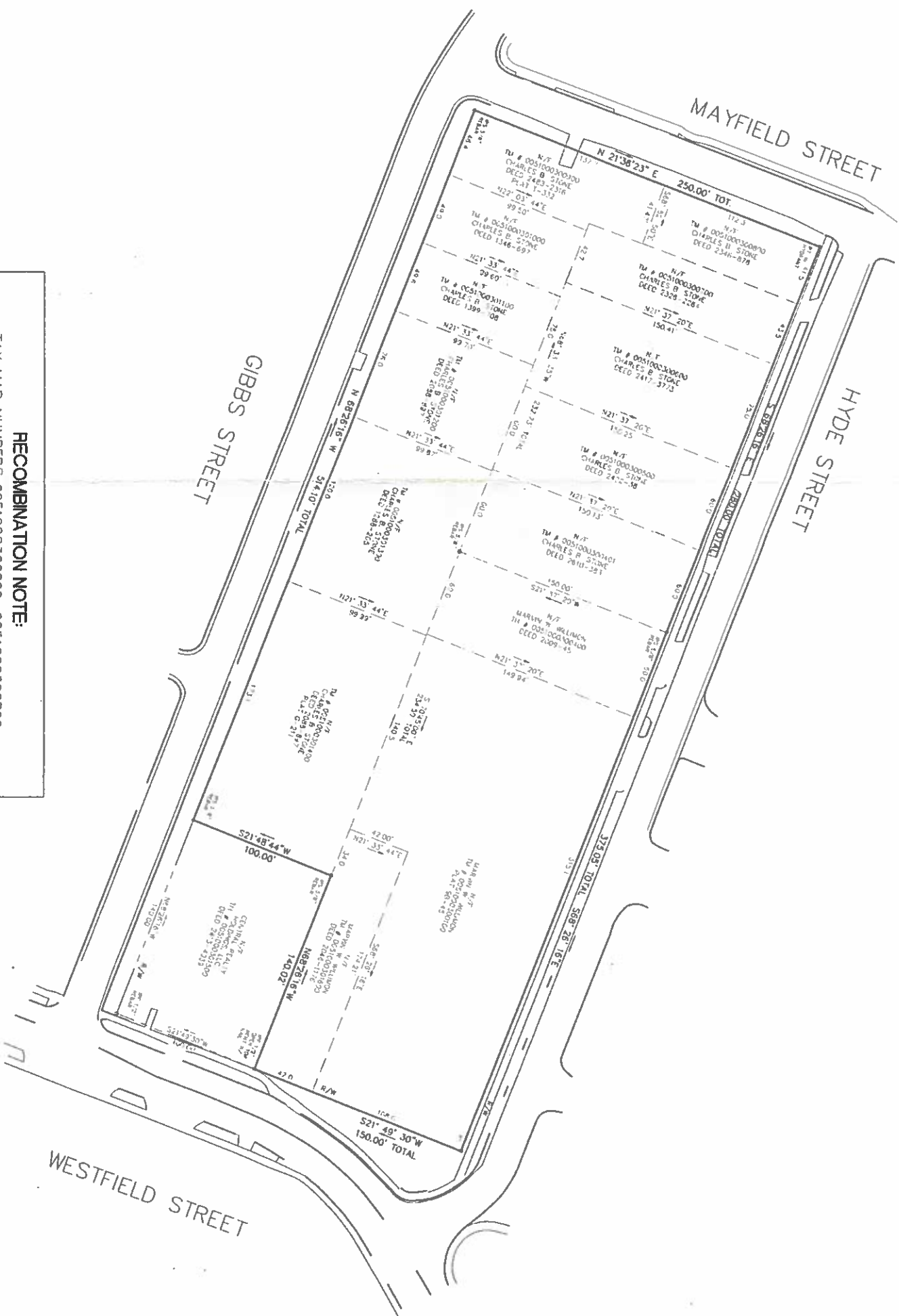
GREENVILLE COUNTY
TMS NO.: 0051.00-02-017.02



REFERENCE:
BEARINGS AND ELEVATIONS BASED ON SCGS MONUMENT 23.032
UTILIZING TOPCON HYPER II GPS SYSTEM

FILED IN GREENVILLE COUNTY, SC
JUNE 5, 2022 10:51 AM
WILLIAMS, JR., L.S. & P.C. 3373

LEGEND:
POINT
FROM THE SET (3/7" REBAR)
FROM THE FOUND
RIGHT OF WAY



RECOMBINATION NOTE:
TAX MAP NUMBERS 0051000300800, 0051000300700,
0051000300600, 0051000300500, 0051000300401, 0051000300400,
0051000300100, 0051000301600, 0051000301400, 0051000301300,
0051000301200, 0051000301100, 0051000301000, 0051000300900
TO BE COMBINED.

TOTAL COMBINED AREA:
344.46 AC. (149,642 SQ. FT.)

RC-22-401

This is a Conditional Survey and not a subdivision
as required by the City of Greenville and Development
Regulations.
6/6/2022
City Engineer

RECOMBINATION
SURVEY FOR
CHARLES B. STONE ET AL.
CITY OF GREENVILLE
SOUTH CAROLINA
SEPTEMBER 23, 2021
WILLIAMS, JR., L.S. & P.C. 3373
DICKSON, JR., L.S. & P.C. 3373
MAKERS REST, SC
(843) 634-7933
ONE NO. 102300-001000



2022048958

DEED Book: DE 2660 Page: 3568 - 3575

8 Pgs

June 20, 2022 03:06:57 PM Cons: \$12,400,000.00

Rec: \$15.00 Cnty Tax: \$13,640.00 State Tax: \$32,240.00

E-FILED IN GREENVILLE COUNTY, SC

Tally & Henry

(50)
(51)
(52)

W. BARRY ALFORD, ATTORNEY
3523 PELHAM ROAD, SUITE B
GREENVILLE, SC 29615

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **NORTHMEDE ANDERSON ASSOCIATES, LLC** (hereinafter "Grantor") in consideration of **Twelve Million Four Hundred Thousand and No/100** (\$12,400,000.00) Dollars, the receipt of which is acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, release unto:

STANLEY MARTIN HOMES, LLC

(hereinafter "Grantee"),

the real property as shown on attached Exhibit "A".

Grantee's address: **11710 Plaza America Dr. #1100, Reston, VA 20190**

THIS conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the grounds affecting the above-described property. This conveyance is made subject to permitted exceptions to show on Exhibit "B".

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 grantee(s), and the grantee's(s') successors and assigns, forever. And, the Grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's ('s) successors and assigns, and against the Grantor and the Grantor's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part

thereof.

Witness the Grantor's hand(s) and seal(s) this 17 day of June, 2022.

SIGNED, sealed and delivered in the presence of:

NORTHEDE ANDERSON ASSOCIATES, LLC

BY: Steve McNair
STEVE MCNAIR
AUTHORIZED REPRESENTATIVE

Kalin Cleary
Kalin Cleary
STATE OF SOUTH CAROLINA)
COUNTY OF _____)
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me, a notary public, this 17 day of June, 2022 by the grantor(s) herein.

Notary Public for State of S.C.

My Commission expires: 8/30/2027



LEGAL DESCRIPTION

50
51
52

Parcel 1

All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina being shown on that certain plat entitled Property of Carolyn W. Dennis recorded in the ROD Office for Greenville County, SC in Plat Book 9-B at Page 45, and according to a more recent survey prepared by Precision Land Surveying dated August 27, 2002, entitled Boundary Survey for Marvin W. Willmon, recorded October 2, 2002 in the ROD Office for Greenville County, SC in Plat Book 46-E at Page 60; together with all right title and interest in and to use a 100 foot strip of land adjoining as specifically set forth in deed recorded in Deed Book 41 at Page 619.

TMS No. 0051.00-03-001.00

ALSO

Parcel 2

All that lot of land with improvements thereon situate on the southwest side of Hyde Street in the City and County of Greenville, State of South Carolina, and having the following metes and bounds to wit: BEGINNING at the corner of Lot No. 4 on said street and running thence S. 19-3/4 W. 150 feet to Gilfillin line; thence N. 70 3/4 W. 60 feet to corner of Lot No. 6; thence N 19 3/4 E. 150 feet to said street; thence S. 70 3/4 E. 60 feet to the beginning corner, which is located about 313.4 feet from Westfield Street; this being Lot No. 5 of said street.

TMS No. 0051.00-03-004.00

ALSO

Parcel 3

BEGINNING at an iron pin on the south side of Hyde Street at the corner of Lot 5 and running thence with the line of said lot South 19-75 West 150 feet; thence North 70-75 West 60 feet to the corner of Lot 7; thence with the line of Lot 7 North 19-

75 East 150 feet to an iron pin on Hyde Street; thence along Hyde Street South 70-75 East 60 feet to the corner of BEGINNING.

TMS No. 0051.00-03-004.01

50
51
52

ALSO

Parcel 4

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 Greenville, City of Greenville, being known and designated as 19 Hyde Street and having the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Hyde Street, corner of Yates lot, thence running South 19 $3/4$ West 150 feet to the Gilfillin lot; thence North 70 $3/4$ West 60 feet; running thence North, 19 $3/4$ East 150 feet to Hyde Street; thence South 70 $3/4$ East 60 feet, to the point of BEGINNING.

TMS No. 0051.00-03-005.00

ALSO

Parcel 5 All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being on the southern side of Hyde Street and more particularly described as follows: BEGINNING on the said Hyde Street at the corner of the S. I. Vaughn lot, which was formerly Goldsmith lot, and is lot number 7 as shown on plat in the subdivision of the C. H. Sloan Property; running thence along the line of that lot in a southerly direction 150 feet to the line of the Gilfillin lot, now owned by J. G. Huff; thence along the line of that lot in a westerly direction 72 feet to land now owned by J. G. Huff; thence in a straight line 150 feet to a point on Hyde Street, 72 feet from the beginning corner; thence along Hyde Street in an easterly direction (72 feet, more or less) to the beginning corner.

AND

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, fronting four (4) feet on the southern side of Hyde Street, with a depth of 150 feet on each side and width of four (4) feet fronting on Hyde Street and also along the rear of this strip of land, which adjoins the above-described Parcel.

TMS No. 0051.00-03-006.00

ALSO

Parcel 6

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 Greenville, City of Greenville, on the south side of Hyde Street and having the following metes and bounds to-wit:

BEGINNING at a point on Hyde Street at the corner of property formerly owned by Estelle Inabinette and running thence South 19-45 West 150 feet to a stake; thence North 70-45 West 42.5 feet to a stake; thence North 19-45 East 150 feet to a stake on Hyde Street; thence with Hyde Street South 70-45 East 42.5 feet to the BEGINNING corner.

TMS No. 0051.00-03-007.00

ALSO

Parcel 7

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 Greenville, City of Greenville, in Ward 3 at the northeast corner of Hyde and Mayfield Street and having the following courses and distances: BEGINNING at the corner of Hyde and Mayfield Streets and running thence with Hyde Street South 70-45 East 40 feet to an iron pin; thence South 19-45 West 112 feet, more or less, to a point; thence North 70-45 West 40 feet to an iron pin on Mayfield Street; thence with Mayfield Street North 19-45 East 112 feet, more or less, to the point of BEGINNING. It is the intent and purpose of to include 112 feet as above mentioned provided the line from point to point and across rear of said lot is 6 feet north of northern side of house now or formerly belonging to Grady E. Hodgens which fronts on Mayfield Street.

AND

All that certain strip described as follows: BEGINNING at iron pin on south side of Hyde Street, northeast corner of above described lot formerly property of Rosie Goldstein running thence South 19-3/4 West with Goldstein line 112 feet, more or less, to an iron pin; thence South 70 3/4 East 1 1/2 feet to an iron pin; thence North 19 3/4 feet East 112 feet, more or less, to an iron pin on south side of Hyde Street; thence with south side of Hyde Street 1 1/2 feet to the beginning; the eastern

line of this strip being 1 1/2 feet from and parallel with the eastern line of said Goldstein lot mentioned above.

AND

All that strip on south side of Hyde Street described as follows: BEGINNING at point on northeast corner of strip of land 1 1/2 feet by 150 feet, formerly owned by W. H. Huff and running thence with said Huff line South 19 3/4 West 112 feet, more or less, thence South 70 3/4 East 1 foot to an iron pin; thence North 19 3/4 East 112 feet, more or less, to an iron pin on south side of Hyde Street; thence with Hyde Street 1 foot to the beginning point.

TMS No. 0051.00-03.008.00

ALSO

Parcel 8

All that certain piece, parcel or lot of land with buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina and being shown on the City Block Book at Page 51, Block 3, Lot 9.

TMS No. 0051.00-03.009.00

ALSO

Parcel 9

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate in the County of Greenville, State of South Carolina band in Ward Three of the City of Greenville, on the north side of Gibbs Street, having a frontage of 49 feet on said street, with a depth of 100 feet, adjoining lands now or formerly of J.G. Huff, T.G. Davis, and Goldstine.

TMS No. 0051.00-03.010.00

ALSO

Parcel 10

All that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the City of

50
51
52

Gibbs Street; thence with the Northern side of Gibbs Street S. 70-3/4ths East 120 feet to the iron pin at the point of beginning.

TMS No. 0051.00-03.013.00

ALSO

Parcel 13

All that piece, parcel or lot of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as lots 4, 5, 6, 7, 8, and 9 on Gibbs Street on plat of Lakeside Realty Corp., recorded in the office of the Register of Deeds for Greenville County on September 4, 1928, in Plat Book G at Page 210A, reference to said plat for a more complete metes and bounds description.

TMS No. 0051.00-03.014.00

Parcel 14

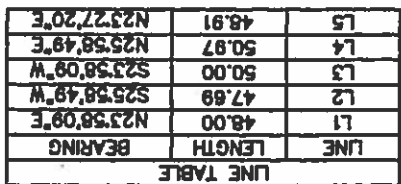
All that certain piece, parcel and lot of land situate lying and being in Greenville County, SC on the western side of Westfield Street in the City of Greenville described as follows: Beginning at an iron pin on the west side of Westfield St. at corner of Lot Number 1 and running thence with line of said lot N. 69-15 W 174.5 ft to an iron pin; thence S 21 W 41.9 ft to an iron pin; thence S 69-15 E 174.5 ft to an iron pin on Westfield St; thence with the west side of Westfield St. N 21 E 41.9 ft to the beginning; corner including the right to the use of the joint driveway between said lot and Lot #1 and subject to the like use of said driveway by owners of Lot number 1.

TMS No. 0051.00-03.016.00

This being the same property conveyed to the Grantor herein by deed of Charles B. Stone recorded on 6/20/2022 in Book 2660 at Page 3353; thereafter by Quit Claim Deed recorded 6/20/2022 in Book 2660 at Page 3361; AND ALSO by deed of Marvin W. Willmon recorded 6/20/2022 in Book 2660 at Page 3363; thereafter by Quit Claim Deed recorded 6/20/2022 in Book 2660 at Page 3366.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and subsequent years, which become due and payable subsequent to the date of the policy.
2. Easements, right of ways, setbacks, encroachments and all other matters of title shown on that certain plat entitled "Boundary Survey for Marvin W. Willimon Greenville County, South Carolina" prepared by Richard Bruce Cook PLS No. 17219, of Precision Land Surveying, Inc., dated August 27, 2002, and recorded October 2, 2002, in the office of the Register of Deeds for Greenville County, South Carolina in Plat Book 46-E at Page 60, including but not limited to:
 - a) 8' CLP w/ Barbed Wire;
 - b) Asphalt;
 - c) 1.5' Exhaust Fan Encroachment;
 - d) 1.0' Exhaust Fan Encroachment;
 - e) Gate;
 - f) Overhead Power;
 - g) Power Pole;
 - h) Concrete;
 - i) Planter;
 - j) Antennae;
 - k) Entire Sign Projecting into Road R/W;
 - l) Gravel;
 - m) Concrete Ramp;
 - n) One Story Concrete Block Metal Buildings; and
 - o) 10' x 10' Common Driveway Projecting.
4. All easements, setbacks, rights of way and other matters of title as shown on a Recombination Survey for Charles B. Stone, Et. Al, prepared by W.R WILLIAMS, JR. ENGR./SURVEYOR, INC., dated September 23, 2021, and recorded June 6, 2022 in the Office of the Register of Deeds for Greenville County in Plat Book 1432 at Page 0098.



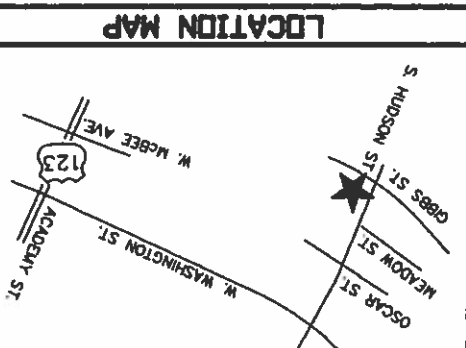
2-11-2014
Date


City Engineer

City Engineer

C. O. MOBLE
SURVEYING CO., INC.
P.O. BOX 5632
GREENVILLE, S.C. 29606
PHONE (864) 235-3892
E-MAIL: joa@corrida.com

February 11, 2014 01:58:23 PM
Rec: \$10.00
Cuty Tax: \$0.00
State Tax: \$0.00
Book: ALL 1172 Page: 93-93
PL777C
201409439
FILED IN GREENVILLE COUNTY, SC



After Recording Mail To: Guest & Brady, LLC 1560 Wade Hampton Blvd. Greenville, SC 29609
21-5019

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that S C Asset Management, LLC (hereinafter "Grantor(s)") in consideration of TEN AND 00/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold and released unto Wells Home Loan Servicing, LLC (hereinafter "Grantee(s)") his/her/their/its successors and assigns forever, to-wit:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, containing 6.00 acres, more or less, as shown on plat entitled "Property of Table Rock Realty Co." recorded in Plat Book EEE at Page 171-B in the Office of the Register of Deeds for Greenville County, South Carolina. For a more complete description, reference is made to the aforesaid plat.

Also: All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the eastern side of S. Hudson Street and being shown and designated as containing 0.140 acres (6107 Square feet), more or less, on a plat entitled "Survey for New City Development Real Estate" prepared by C. O. Riddle Surveying Co., Inc., dated January 31, 2014 and recorded in Plat Book 1172 at Page 93 in the Office of the Register of Deeds for Greenville County, South Carolina. Further reference to said plat is made for a more accurate and complete metes and bounds description thereof.

This being the same property conveyed to S C Asset Management, LLC by deed of Wells Home Loan Servicing, LLC, dated February 18, 2021, recorded February 19, 2021 in Deed Book 2616, at Page 3294, in the Register of Deeds Office for Greenville, South Carolina.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record on the premises, or on the recorded plats, which affect the property hereinabove described.

TMS No. 0195000100201 and 0051000201300

Property Address: Lowndes Hill Road, Greenville, SC 29607

Grantee Address: P O BOX 8838, Greenville, SC 29604


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

TO HAVE AND TO HOLD all and singular the premises mentioned unto the grantee(s), and grantee's(s) heirs or successors and assigns, forever;

AND, THE GRANTOR(S) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming the same or any part thereof.

WITNESS the Grantor(s) hand(s) and seal(s) this 19th day of February, 2021.

SIGNED, sealed and delivered
In the presence of:


Teressa Harbin

S C Asset Management, LLC

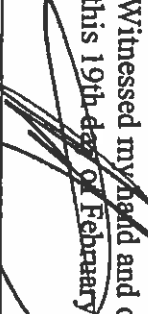
By: Michael Shawn Thomas (SEAL)
Michael Shawn Thomas, Member


Kevin Phillip Brady

State of South Carolina)
) ACKNOWLEDGMENT
County of Greenville)

I, Kevin Phillip Brady, a notary public for South Carolina, do hereby certify that the within named Grantor(s) did personally appear before me this day and acknowledge the due execution of the foregoing instrument.

Witnessed my hand and official seal
this 19th day of February, 2021.


Notary Public for South Carolina
Printed Name: Kevin Phillip Brady
My Commission Expires: 11-22-26



STATE OF SOUTH CAROLINA)
COUNTY of GREENVILLE)

AFFIDAVIT

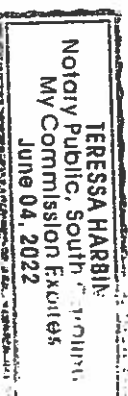
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1) I have read the information on this affidavit and I understand such information.
- 2) The property being transferred is located at Lowndes Hill Road, Greenville, SC 29607, bearing Greenville County Tax Map Number 01950001 00201, was transferred by S C Asset Management, LLC on February 19, 2021 to Wells Home Loan Servicing, LLC on February 19, 2021.
- 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) X 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.)
- 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 10.00
 - 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 X to the following: A lien or encumbrance existed on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: 0
- 6) The deed recording fee is computed as follows:
 - a) Place the amount listed in item 4 above here: 10.00
 - b) Place the amount listed in item 5 above here: 0
(If no amount is listed, place zero here)
 - c) Subtract line 6(b) from line 6(a) and place result here: 10.00
- 7) The deed recording fee is based on the amount listed on line 6(c) above and the deed recording fee due is: 10.00
- 8) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney .
- 9) 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.

SWORN to before me this 19
day of March 2021.

TERESSA HARBIN
Notary Public for South Carolina
Name of Notary TERESSA HARBIN
My Commission Expires: 04/22

Ben Phillip Brady
Responsible Person Connected with the
Transaction
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'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 grantor'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 the 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 mortgagor or deed executed 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.

WITNESS the Grantor(s) hand and seal this 22nd day of April, 2022.

SIGNED, sealed and delivered
in the presence of:

5042 PBF, LLC, a South Carolina
limited liability company

[Signature]
Witness

[Signature]
By: Tom Markalunas
Its: Member

[Signature]
By: Matthew Vogt
Its: Member

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, Jacqueline H. Patterson, a Notary Public in and for the State of South Carolina, do hereby certify that **5042 PBF, LLC, a South Carolina limited liability company, by Tom Markalunas and Matthew Vogt, its members, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.**

WITNESS my hand and seal this 22nd day of April 2022.

[Signature] (SEAL)
Jacqueline H. Patterson
Notary Public for South Carolina
My Commission Expires: 8/14/2025

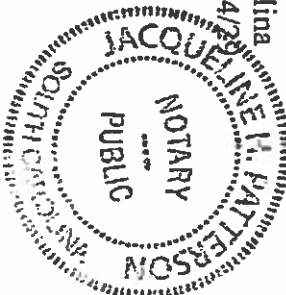


EXHIBIT A

LEGAL DESCRIPTION

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, containing 0.151 acres, more or less, or 6,598 square feet, as shown on plat prepared for 5042 PBF, LLC, by Freeland & Associates, Inc. dated September 13, 2021, and recorded December 29, 2021 in Plat Book 1418, Page 24 in the Office of the Register of Deeds for Greenville County, South Carolina. Reference to said plat is made for a more detailed description.

TMS #0051.00-02-012.00

This being the same property conveyed to 5042 PBF, LLC, a South Carolina limited liability company, by deed of Northside Traders, LLC, a South Carolina limited liability company, dated January 4, 2022 and recorded January 5, 2022 in the Register of Deeds Office for Greenville County, South Carolina in Book 2654 at Page 2938.

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 subject property is located at 205 S. Hudson St., Greenville, SC bearing Greenville County Tax Map Number 0051.00-02-012.00, was transferred by 5042 PBlf, LLC, a South Carolina limited liability company, to 205 Hudson St., LLC, a South Carolina limited liability company.

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) X exempt from the deed recording fee because (see information section of affidavit): #8
- (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 really before the transfer and remained on the land, tenement, or really 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 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:
- Grantor

9. 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 22nd
day of April 2022

[Signature]

Jacqueline H. Patterson
Notary Public for South Carolina
My Commission Expires: 8/4/29



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 mortgagor or deed executed 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.

[Signature]



2022026442

19 pgs

55

DEED Book: DE 2653 Page: 0515 - 0533
March 31, 2022 12:04:10 PM Cons: \$10.00
Rec: \$15.00 Cnty Tax: EXEMPT State Tax: EXEMPT
E-FILED IN GREENVILLE COUNTY, SC *Tandy J. Manning*

Grantee's Address: 306 Buncum Drive, Apt. 4103
Mt. Pleasant, SC 29464

STATE OF SOUTH CAROLINA) TITLE TO REAL ESTATE
)
(LIMITED WARRANTY DEED)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that Stone Family Properties, LLC (Grantor), in consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto TJS Real Estate, LLC (Grantee), and its successors and assigns, the following described property, to-wit:

All of its right, title and interest in and to the following described property:

See attached Exhibit A.

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 Grantee, and the Grantee's heirs or successors and assigns, forever. And, the Grantor does hereby bind itself and its successors to WARRANTY AND FOREVER DEFEND all and singular said premises unto the Grantee and the Grantee's heirs or successors and assigns, against the Grantor and its successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has hereto set its hand and seal, this 26 day of January, 2022.

SIGNED, sealed and delivered
in the presence of:

[Signature]
Witness
Wilma P. [Signature]
Witness 2

Stone Family Properties, LLC
By: [Signature] (SEAL)
Name: Frances M. Stone
Its: manager

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Frances M. Stone as Manager of Stone Family Properties, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

IN WITNESS WHEREOF I have set my hand this 26 day of January, 2022.

[Signature] (SEAL)
Notary Public for South Carolina
Printed Name of Notary H. Hall Provence IV
My commission expires: 05/24/2022



Exhibit A

PARCEL 1 - TMS# 0020000300600

ALL that lot of land together with the improvements thereon, situate on the southerly side of Goodwin Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 5 on a plat of "The Property of J. P. Goodwin" prepared by W. H. Adams, Surveyor, recorded in Plat Book A at Page 149 in the ROD Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron on the southerly side of Goodwin Street at the joint front corner of Lot 5 and Lot 6 and running thence with Lot 6 S. 19 1/2 E 94 feet 3 inches to an iron pin at the joint rear corner of Lot 5 and Lot 6; thence S. 70 W. 51 feet 6 inches at an iron pin at the joint rear corner of Lot 4 and Lot 5; thence with Lot 4 N. 19 1/2 W. 94 feet 6 inches to an iron pin on Goodwin Street; thence with said Street N. 69 1/4 E. 51 feet 6 inches to the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 2 - TMS# 0030000102300

ALL that certain piece, parcel or lot of land containing .09 acres (4,029 square feet), with all improvements thereon, if any, situate, lying and being on the southeastern edge of the right of way of U.S. Highway 276 (Stone Avenue) Extension and the northern edge of the right of way of Goodwin Street in the City of Greenville, County of Greenville, State of South Carolina, being a portion of Lot 9 and a portion of Lot 10 as shown on a plat of property recorded in Plat Book E at Page 39 and being described more specifically, according to plat of David R. Stone, dated January 28, 2000, prepared by Site Design, Inc. and being described, according to said plat, to wit:

BEGINNING at an iron pin in the northern edge of the right of way of Goodwin Street at the joint corner of the within described property and properly now or formerly belonging to Chandler Rental Properties, Inc. and running thence along the edge of said right of way S 68-41 - 46 W 99.82 feet to an iron pin at the intersection of right of way of Goodwin Street and the new right of way of U.S. Highway 276 (Stone Avenue) Extension; thence along the southeastern edge of the right of way of U.S. Highway 276 Extension N 15-16-05 E 22.56 feet to an iron pin; thence continuing along said right of way N 38-12-51 E 105.15 feet to an iron pin in the edge of said right of way and in the common property line of the within described property and the aforementioned property of Chandler; thence along said property line S 17-54-44 E 71.58 feet to an iron pin in the northern edge of the right of way of Goodwin Street, the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 3 - TMS# 0051000201100

ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, located on South Hudson Street with a frontage of 50 feet on South Hudson Street and running back in parallel lines to a depth of 140 feet on one side and 140 feet on the other side and having a width of 53 feet across the rest of said lot.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 4 - TMS# 0052000400500

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina at the corner of Oscar Street and Bailey Street (now Trescott Street), and fronting on Oscar Street, and beginning at an iron pin at the corner of Oscar and Trescott Streets and running thence along Oscar Street 219 feet to corner of lot now or formerly of L. M. McBee; thence along McBee line 125 feet to an iron pin on the line now or formerly of McBee and Bramlette line; thence parallel with Oscar Street to Trescott Street 219 feet more or less to an iron pin on Trescott Street; thence with Trescott Street 125 feet to the beginning corner.

LESS, however, the following described property conveyed to S. B. Francis by deed recorded in Deed Book 58 at Page 147 in the ROD Office for Greenville County, South Carolina.

ALL that lot of land situate at the corner of Oscar and Trescott Streets, beginning at a point being the property line next to the sidewalk at the junction of said streets and runs thence along Trescott Street 64 feet in a southerly direction; thence in an easterly direction and parallel with Oscar Street 25 feet; thence in a straight line 64 feet, more or less, to a point on Oscar Street at the property line next to the sidewalk 32 feet from the beginning corner; thence along Oscar Street in a westerly direction 32 feet to the beginning corner.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 5 - TMS# 0052000400803; TMS# 0052000400804; and TMS# 0052000400805

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the north side of Spruce Street, beginning at a point 135 feet from the intersection of Bailey and Spruce Streets, and running thence along Spruce Street S. 53 E. 75 feet to an iron pin; thence N. 32 E. 60 feet to an iron pin; thence N. 53 W. 75 feet to an iron pin; thence S. 32 W. 60 feet to the beginning corner, being known and designated as Lots Nos. 6, 7 and 8 on a plat of property known as "Liberia" recorded in the Register of Deeds Office for Greenville County in Plat Book Cat Page 36.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 6 - TMS# 0075000100500 and TMS# 0075000300300

ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the east side of McCall Street and the north side of Alvin's Alley, identified as Tax Sheet 75, Block 1, Lot 5, in the Block Book Department of Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at the point at the corner of McCall Street and Alvin's Alley and running thence along the east side of McCall Street in a northerly direction 105 feet, more or less, to the corner of a lot now or formerly owned by Cornelia Jennings; thence in an easterly direction along the rear line of Jennings' lot and lots now or formerly owned by Tabernacle Baptist Church and G.

H. Schaefer 190.1 feet, more or less; thence in a southerly direction along the line of lot now or formerly owned by G. H. Schaefer 66 feet to a point on the northern side of Alvin's Alley; thence along the northern side of Alvin's Alley in a westerly direction 192.5 feet, more or less, to the point of beginning.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, fronting on Leach Street, adjoining lands now or formerly owned by Johnson, Caldwell and others, containing 1/8 of an acre, more or less, identified as Tax Sheet 75 Block 3, Lot 3, in the Block Book Department of Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at a stake 3XM and running thence N 74 W 101.64 feet to a stake thence N 16 E 53.57 feet to a stake; thence S 74 E 101.64 feet to a stake; thence S 16 W 53.57 feet to the beginning corner.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 7 – TMS# 0094000200600

All that lot of land in Greenville County, State of South Carolina, being shown and designated as Lot No. 77 on Plat of West End Land Company recorded in Plat Book A at Page 153 and described as follows:

BEGINNING at an iron pin on the Eastern side of Palmetto Street, 318.6 feet South of Haynie Street, and running thence N. 79 E. 87 feet to Chapin Street; thence with the West side of Chapin Street, S. 14-10 E. 50 feet to corner of Lot No. 76; thence S. 79 W. 90 feet to Palmetto Street; thence with Palmetto Street, N. 11 W. 50 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by deed of Georgia Lake Burdine, recorded June 17, 2011 in Deed Book 2389 at Page 5914 in the ROD Office for Greenville County, South Carolina.

PARCEL 8 - TMS# 0094000200900

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as a portion of the Lot No. 74 as shown on a plat of property of West End Land and Improvement Company dated April 11, 1907 and recorded in the ROD Office for Greenville County in Plat Book A at Page 153 and having the metes and bounds, courses and distances as will appear upon said plat.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 9 - TMS# 0094000201000

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, located on Urban Street (formerly Palmetto Street) and having the following metes and bounds, to-wit:

BEGINNING on Palmetto Street at the corner of Lot No. 72 and running thence N. 11 W. 50 feet to Lot No. 74; thence along the line of that lot, N. 79 E. 52 feet; thence S. 11 E. 50 feet to line of Lot No. 72; thence along the line of Lot No. 72 to the beginning and being a portion of Lot No. 73 as shown on plat recorded in Plat Book A at Page 153 in the Office of the Greenville County Register of Deeds.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 10 - TMS# 0094000201100

All that certain piece, parcel or lot of land, situate, lying and being on the western side of Chapin Street, in the City of Greenville, County of Greenville, State of South Carolina, and being shown and designated as a portion of Lot No. 73 of a subdivision of the property of West End Land & Improvement Co., as shown on plat thereof, recorded in the ROD Office for Greenville County in Plat Book A at Page 153, and having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Chapin Street at the joint corner of Lots 72 and 73; thence with the joint line of said Lots S. 79 W. 50 feet to a point; thence in a northerly direction across Lot 73 50 feet to a point in the joint line of Lots 73 and 74; thence along the joint line of said Lots N. 79 E. 47 feet to a point on the western side of Chapin Street at the joint

corner of Lot 73 and 74; thence along Chapin Street S. 14-10 E. 50 feet, to the point of BEGINNING.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 11 - TMS# 0094000201200

All that piece, parcel or lot of land with all improvements thereon situate, lying and being on the East side of Palmetto Street (now Urban Street), in the City of Greenville, County of Greenville, State of South Carolina, being a part of Lot 72 as shown on plat recorded in the ROD Office for Greenville County in Plat Book A at Page 153.

BEGINNING on said Palmetto Avenue (now Urban Street) at corner of Lot 71 and running thence N. 11 W. 50 feet to Lot 73; thence along that line N. 79 E. 52 feet; thence S. 11 E. 50 feet to line of Lot 71; thence along that line to beginning corner.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 12 - TMS# 0094000201300

All that piece, parcel or lot of land being in the County of Greenville, State of South Carolina, in the City of Greenville on the east side of Palmetto Street (now Urban St.) being a part of Lot 72 as shown on plat recorded in Plat Book A, Page 153, in the ROD Office for Greenville County. Reference is made to aid plat for a more detailed description.

ALSO:

All that certain piece, parcel of strip of land containing approximately 0.24 acres located on the northwestern side of Church Street near the intersection of Chapin Street and being shown as a portion of Tract 59 on plan sheet 24 of the SC Department of Highways and Public Transportation in plans for US Route 29, File 23.357.2.

BEGINNING at a point of the right of way on the northwestern side of Church Street at approximate survey station 113+73; thence in a southwesterly direction for 59.6 ft. more or less to a point; thence in a southwesterly direction for 3.8 ft. more or less to a point; thence in a northwesterly direction for 48.2 ft. more or less to a point; thence in a northeasterly direction for 38.5 ft. to the point of beginning; being bound on the east Church St., on the south by lands now or formerly of Ward S. Stone on the west by lands now or formerly of Elizabeth McCullough Williams and on the north by lands now or formerly of Paul S. Goldsmith.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 13 - TMS# 0094000201400

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, triangular in shape, being taken from the western portion of Lots 70 and 71 as shown on plat of the West End Land Improvement Company recorded in Plat Book A at Page 143, and being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Urban Street (formerly Palmetto Avenue) at the joint front corner of Lots 71 and 72 and running thence along the joint line of Lots 71 and 72 in a northeasterly direction 60 feet, more or less, to pin on right-of-way granted to the South Carolina Highway Department and/or the City of Greenville; thence with the right-of-way of said highway in a southwesterly direction 100 feet more or less to pin in front line of Lot 70; thence with the eastern side of Urban Street N. 11-00 W. 80 feet, more or less, to the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 14 - TMS# 0094000303501

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as part of Lot No. 57 on plat of West End Land and Improvement Company, which plat is recorded in Plat Book A, at Page 152, and having such metes and bounds as shown thereon.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 15 - TMS# 0094000301400

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, and being knows and designated as Lot No. 35 of a subdivision known as West End Land and Improvement Company according to a plat thereof recorded in the Office of the Register of Deeds for Greenville County in Plat Book A at Page 153, reference is made to said plat for a more complete property description.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 16 - TMS# 0094000301500

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being on the eastern side of Chicora Street in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot 34 on a plat of West End Land and Improvement Company, recorded in the Register of Deeds Office for Greenville County in Plat Book A at Page 153, and also on a more recent plat entitled "West End Land Development, Lot 34, Property of Habitat for Humanity," dated December 20, 1991, prepared by Freeland Clinkscles and Associates, RLS, recorded in the Register of Deeds Office for Greenville County in Plat Book 21-R at Page 12, reference is made to said plat for a more complete property description.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 17 - TMS # 0094000301600

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the eastern side of Chicora Avenue, being designated as Lot No. 33 on plat of land of property of West End Land and Improvement Co., recorded in the Register of Deeds Office for Greenville County in Plat Book A at Page 153, reference being made to said plat for the metes and bounds thereon.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 18 - TMS# 0094000301700

Lot Nos. 31 and 32 on plat recorded in Plat Book A, Page 153, Register of Deeds Office for Greenville County, SC.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 19 - TMS# 0094000301800 and TMS# 0094000301900

ALL that certain lot of land with buildings and improvements thereon in the City of Greenville, County of Greenville, State of South Carolina and being on the Northeast side of Chicora Avenue, being known and designated as Lot No. 29 and being described as follows:

BEGINNING at an iron pin on the Northeast side of Chicora Avenue, 144 feet from the intersection of said Chicora Avenue and McKay Street, being a joint corner of Lots Nos. 28 and 29 and running thence with the line of Lot No. 28 N. 79 E. 150 feet to an iron in; thence N. 11

W. 50 feet to an iron pin, joint corner of Lots 29 and 30, thence with the line of Lot No. 30, S. 79 W. 150 feet to an iron pin on Chicora Avenue; thence to Chicora Avenue S. 11 E. 50 feet to the beginning corner.

ALSO ALL that certain lot of land with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being located on the Northeast side of Chicora Avenue and being known and designated as Lot No. 30 as shown on plat recorded in the ROD Office for Greenville County in Plat Book A at Page 153, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the Northeast side of Chicora Avenue which point is 194 feet from the intersection of Chicora Avenue and McKay Street, joint corner of Lots Nos. 29 and 30, and running with Lot No. 29, N. 79E. 150 feet to an iron pin; thence N. 11 W. 50 feet to the joint rear corner of Lots Nos. 30 and 31; thence with line of Lot No. 31 S. 79 W. 150 feet to an iron pin on Chicora Avenue thence with Chicora Avenue, S. 11 E. 50 feet to the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 20 - TMS# 0094000302000

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 28 as shown on a plat of property of West End Land and Improvement Company dated April 11, 1907 and recorded in the ROD Office for Greenville County in Plat Book A at Page 153, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Chicora Avenue, 144 feet from the intersection of Chicora and McKay Street, joint corner of Lots No. 28 and 29, and running thence with the line of Lot No. 29 N. 79 E. 150 feet to an iron pin; thence S. 11 E. 50 feet to an iron pin at the joint rear corner of Lots Nos. 27 and 28; thence with the line of Lot No. 27 S. 79 W. 150 feet to an iron pin on Chicora Avenue; thence with Chicora Avenue N. 11 W. 50 feet to the beginning corner.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 21 - TMS# 0094000302100

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and within the corporate limits of the City of Greenville, and being known and designated as Lot No. 26 on plat of West End Land and Improvement Company recorded in the ROD Office for Greenville County in Plat Book A at Page 153, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the northeast corner of McKay and Chicora Streets and running thence along McKay Street N. 88-30 E. 151.6 feet to a stake on the southwest corner of Lot No. 46; thence N. 11 W. 70 feet along lines of Lots No. 46 and 46-A to a stake on joint corner of Lots 26, 27 46-A and 47; thence S. 79 W. 150 feet along line of Lot No. 27 to a stake on Chicora Street; thence along the eastern side of Chicora Street S. 11 E. 44 feet to the beginning corner.

LESS, HOWEVER, that portion of the above-described property which is presently known as Church Street as shown on tap map number 0094.00-03-022.00.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 22 - TMS# 0094000302200

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina and within the corporate limits of the City of Greenville, and being known and designated as Lot No. 26 on the plat of West End Land and Improvement Company recorded in the ROD Office for Greenville County in Plat Book A at Page 153, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the northeast corner of McKay and Chicora Streets and running thence along McKay Street N. 88-30 E. 151.6 feet to a stake on the southwest corner of Lot No. 46; thence N. 11 W. 70 feet along lines of Lot No. 46 and 46-A to a stake on the joint corner of Lots 26, 27, 46-A and 47; thence S. 79 W. 150 feet along the line of Lot No. 27 to a stake on Chicora Street; thence along the eastern side of Chicora Street S. 11 E. 44 feet to the beginning corner.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 23 - TMS# 0094000302600

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as a portion of the Lot No. 48 as shown on a plat of property of West End Land and Improvement Company dated April 11, 1907 and recorded in the ROD Office for Greenville County in Plat Book A at Page 153, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, the joint rear corner of Lots Nos. 48 and 49 and running thence along the line of Lot No. 48 N. 79 E. 94 feet, more or less, to the right of way of the South Carolina Highway Department and running thence in a southwesterly direction along the right of way of the South Carolina Highway Department, 61 feet, more or less, to an iron pin in the joint line of Lots Nos. 47 and 48; thence along said line S. 79 W. 60 feet, more or less, to an iron pin, thence joint rear corner of Lots Nos. 47 and 48; thence along the rear line of Lots No. 28 and 48 N. 11 W. 50 feet, more or less, to the point of BEGINNING.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 24 - TMS# 0094000302700

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, with the corporate limits of the City of Greenville, being known and designated as the major portion of Lot No. 49 as shown on a plat of West End Land & Improvements Co., which plat is recorded in the Register of Deeds Office for Greenville County in Plat Book A at Page 153, reference is made to said plat for a more complete property description.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 25 - TMS# 0094000302800

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the western side of Palmetto Street (n/k/a Urban Street), in the City of Greenville, being shown and designated as the major portion of Lot No. 50 as shown on plat recorded in Plat Book A at Page 153, and being described according to said plat as follows:

BEGINNING at an iron pin on the western side of Palmetto Street (n/k/a Urban Street) at joint front corner of Lot Nos. 50 & 51, and running thence with the line of Lot No. 51, S. 79 W. 150 feet to an iron pin; thence S. 11 E. 50 feet to an iron pin corner of Lot No. 49; thence with the line of Lot No. 49, N. 79 E. 150 feet to an iron pin on Palmetto Street (n/k/a Urban Street; thence with the western side of said Street, N. 11 W. 50 feet to the point of beginning.

LESS, HOWEVER, a strip decided by L. B. McDaniel to S.C. State Highway Dept. for purpose of construction a new highway, said strip being approximately 15 feet on one side of said lot and extended diagonally across said lot.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 26 - TMS# 0094000302900

ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lot No. 51 lying on the West side of Urban Street f/k/a Palmetto Avenue, on the plat of lands of West End Land and Improvement Company, recorded in the Office of the Register of Deeds for Greenville County in Plat Book A at Page 153., reference is made to said plat for a more complete property description.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 27 - TMS# 0094000303000

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being on the western side of Urban Street, formerly known as Palmetto Street (Avenue), in the city of Greenville, County of Greenville, State of South Carolina, being shown and designated as a portion of Lot No. 52 on plat of West End Land & Improvement Co., recorded in the Register of Deeds Office for Greenville County in Plat Book A, at Page 153, reference is made to said plat for a more complete property description.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 28 - TMS# 0094000303001

ALL that certain piece, parcel or lot of land being in the County of Greenville, City of Greenville, State of South Carolina, being a part of Lot Nos. 52 and 53, as shown on Plat of the West End Land Improvement Company, recorded in Plat Book A at Page 153, in the Office of the Greenville County Register of Deeds, reference is made to said plat for a more complete property description.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 29 - TMS# 0094000303201

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the western side of Palmetto Street, City of Greenville, being a part of Lots 53 and 54 as shown on plat recorded in the Office of the Greenville County Register of Deeds in Plat Book A at Page 153, reference is made to said plat for a more complete property description.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 30 - TMS# 0094000303300

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in the City of Greenville, being shown as Lot 33, Block 3, Page 94, of the City Block Book and also being comprised of portions of Lots 55, 56 and 57 as shown on plat of West End Land

Improvement Company recorded in Plat Book A at Page 153; and being more particularly described as follows:

BEGINNING at a pin on the western side of Palmetto Street at the southeastern corner of the lot heretofore conveyed to Grady Johnson and running thence with the line of Johnson lot S. 79 W. 98 feet to an iron pin; thence with the rear line of the Johnson lot and the lot of Joseph Mitchell and Kitty Plumer N. 11 W. 143 feet to an iron pin; thence S. 79 W. 52 Feet to an iron pin and rear corner of Lot 57 as shown on plat; thence with the rear lien of Lots 57, 56 and 55, S. 11 E., 150 feet to an iron pin at corner of Lot 54; thence with the line of Lot 54 N. 79 E. 150 feet to an iron pin on Palmetto Street; thence with the western side of Palmetto Street N. 11 W. 7 feet to the point of BEGINNING.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 31 - TMS# 0094000303301

ALL that certain piece, parcel or lot of land together with improvements thereon situate on the eastern side of Urban Street in the City of Greenville, State of South Carolina, being shown as a portion of Lot No. 55 on a plat of the property of Willie Wilson, dated October 17, 1989, prepare by Landrith Surveying, recorded in Plat Book 18-A at Page 86 in the Register of Deeds Office for Greenville County, reference is made to said plat for a more complete property description.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 32 - TMS# 0094000303401

ALL that certain piece, parcel or lot of land, lying and being in the City of Greenville, Greenville County, South Carolina, being part of Lot 56 (dwelling thereon known as Number 18, Palmetto Street) on plat of lands of West End Land and Improvement Company, recorded in the ROD Office for Greenville County in Plat Book "A" Page 153, and said lot having the following metes and bounds:

BEGINNING at an iron pin on the West side of Palmetto Street, 546 feet from the intersection of Palmetto Street and McKay Street, beginning at the joint corner of Lots 55 and 56, running along Palmetto Street, in a Northern direction towards Haynie Street, 50 feet; thence in a Western direction towards Chicora Street, 98 feet, thence in a Southern direction towards McKay Street, 50 feet, thence in an Eastern direction towards Chapin Street, 98 feet to joint corner of Lots 55 and 56. This lot has a frontage of 50 feet on Palmetto Street and a depth of 98.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 33 – TMS# 0094000303600

All that certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, being known as Lot No. 58 on plat of West End Land and Improvements Company, recorded in the ROD Office for Greenville County in Plat Book A, at Page 153, said lot fronting 50 feet on Palmetto Avenue, being 150 feet deep and being 50 feet in width at the rear.

This is a portion of the property conveyed to the Grantor herein by deed of Tyronda C. Cole, recorded November 17, 2015 in Deed Book 2477 at Page 1202 in the ROD Office for Greenville County, South Carolina.

PARCEL 34 - TMS# 0094000303800

ALL that lot of land in Greenville County, South Carolina, City of Greenville, on south side of Choice Avenue (now University Ridge), having the following metes and bounds, to-wit:

BEGINNING at stake on Choice Avenue, now University Ridge, and corner of Lot D and thence with said street, S 89 1/2 E 59 3/4 feet to stake on corner of Lot F; thence with line of Lots F and K, S 1/2 W 200 feet to 20' alley; thence with said alley N 89 1/2 W 59 3/4 feet to stake on Lot H; thence with aforesaid Lots H & D, N 1/2 E 200 feet to the beginning corner; being Lots E and I, and more particularly described on map representing a subdivision of the Carson property made and surveyed by J. N. Southern, DS, April 21, 1890.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 35 - TMS# 0122000600600

ALL that piece, parcel or lot of land with the improvements thereon, situate, lying and being in or near the City of Greenville, Greenville County, South Carolina, and being more particularly described as Lot 109, Section A, as shown on plat entitled "A subdivision for Woodside Mills, Greenville, SC, January 14, 1950," and recorded in the Register of Deeds Office for Greenville County in Plat Book W at Pages 111-177, inclusive. According to said plat the within-described lot is also known as 30 Third Street (Avenue) and fronts thereon 80 feet.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 36 - TMS# 0177000700201

ALL that certain piece, parcel or trace of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the intersection of Ashley Avenue and Townes Street Extension, and being shown and designated on plat entitled "Survey for Williams Street

Development Corporation," dated January 2, 1985, prepared by R. B. Bruce, RLS, and recorded in the ROD Office for Greenville County, SC in Plat Book 11-J, Page 45, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Townes Street Extension at the joint front corner of the premises herein described and property now or formerly of Diane Knox, and running thence with the joint line of said properties, N. 79-51 W. 80.1 feet to an iron pin in the line of other property of Williams Street Development Corp; thence with the line of other property now or formerly of Williams Street Development Corp., the following courses and distances: N. 0-08 W. 1.5 feet to an iron pin; thence N. 65-47 W. 81.3 feet to an iron pin; thence N. 67-17 W. 79.5 feet to an iron pin; thence N. 86-03 W. 74.9 feet to an iron pin; thence N. 86-27 W. 75 feet to an iron pin; thence N. 1-46 E. 99.5 feet to an iron pin on the southern side of Ashley Avenue; thence with the southern side of Ashley Avenue, the following courses and distances: N. 89-32 E. 75 feet to an "x"; thence S. 89-40 E. 75 feet to an "x"; thence S. 82-42 E. 80.1 feet to an iron pin; thence S. 65-30 E. 78.7 feet to an "x"; thence S. 63-15 E. 103.9 feet to an iron pin on the western side of Townes Street Extension; thence with the western side of Townes Street Extension, S. 10-46 W. 112.5 feet to the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of Frances M. Stone, David R. Stone, Jr., Lauren S. Hudson *f/k/a* Lauren E. Stone and Tatum J. Stone, recorded January 10, 2014 in Deed Book 2437 at Page 3700 in the ROD Office for Greenville County, South Carolina.

PARCEL 37 - TMS# 0199020401600; TMS# 0199020401700; TMS# 019020401800; and TMS# 0199020401900

All that certain piece, parcel or lot of land, with the improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Elder Street (formerly known as Waston Street), in the City of Greenville, being shown as Lots 24, 25, 26 and 27 on Plat of Carver Park made by Piedmont Engineering Service, October, 1951, recorded in the ROD Office for Greenville County, South Carolina in Plat Book AA, at Page 187, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Elder Street at the joint front corner of Lots 23 and 24, running thence along the line of Lot 23, N. 47-0 W. 122.7 feet to an iron pin; thence S. 43-0 W. 83 feet to an iron pin; thence S. 4-16 W. 65.1 feet to an iron pin; thence S. 43-0 W. 85 feet to an iron pin; thence S. 18-44 W. 65.1 feet to an iron pin; thence S. 43-0 W. 22 feet to an iron pin at the joint rear corner of Lots 27 and 28; thence along the line of Lot 28, S. 47-0 E. 122.7 feet to an iron pin on the northwestern side of Elder Street; thence along the Northwestern side of Elder Street N. 43-0 E. 285 feet to the beginning corner.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 38 - TMS# 0218000400601

ALL that certain piece, parcel or tract of land, containing .40 acres, more or less, situate, lying and being on the northwestern side of Aberdeen Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as a portion of Lot 16 on plat prepared by R. E. Dalton, dated February 1924, recorded in Plat Book Fat Page 00, and having, according to "Survey for United Carolina Bank Trust Department, J. L. Lewis, Jr., Est., Horless D. Lewis Est.," prepared by Freeland-Clinkscales & Associates, Inc., dated January 10, 1994, recorded in Plat Book 28-H at Page 61, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Aberdeen Avenue at the joint corner of the within described property an property now or formerly belonging to Steadman, said iron pin being 22.3 feet, more or less, from the intersection of Aberdeen Avenue and Augusta Road; thence with the northwestern side of Aberdeen Avenue S 23-44-48 W 118.11 feet to a railroad spike at the joint corner of the within described property and property now or formerly belonging to United Carolina Bank, as Trustee under Will of J. O. Lewis, Jr.; thence with the common line of said properties N 66-19-21 E 149.10 feet to an iron pin at the joint rear corner of said properties; thence N 35-08-00 E 118.39 feet to an iron pin at the joint rear corner of the within described property and property now or formerly belonging to Steadman; thence with the common line of said properties S 66-13-39 E 146.36 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

PARCEL 39 - TMS# 0218000403400

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the southeastern side of Conestee Avenue in the City of Greenville, County of Greenville, State of South Carolina, being shown as containing 0.61 acres, more or less, on plat entitled "Survey for David R. Stone" prepared by Site Design, Inc. dated August 29, 1997 and recorded in the ROD Office for Greenville County in Plat Book 36-T, at Page 31, and having the metes and bounds, courses and distances as will appear upon said plat.

This is a portion of the property conveyed to the Grantor herein by deed of David R. Stone, Jr., Lauren E. Stone Hudson, Frances Marie Stone, and Tatum Jervey Stone, recorded December 22, 2017 in Deed Book 2528 at Page 3892 in the ROD Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
AFFIDAVIT FOR EXEMPT TRANSFERS

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 see attached, bearing Greenville County Tax Map Number see attached was transferred by Stone Family Properties, LLC to TJS Real Estate, LLC on January 26, 2022.
- 3. The deed is exempt from the deed recording fee because (Information Section of Affidavit): #8 – Transfer realty to limited liability company

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. 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.

[Signature]
H. Hall Provence IV

SWORN to before me this
30 day of March, 2022

[Signature]
Notary Public for South Carolina
Print Name: Traci S. Roberts
My commission expires: 9/27/2031



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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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 as a stockholder, partner, or trust beneficiary of the entity so as to become a stockholder, partner, or trust beneficiary of the entity as long as 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, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, 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 mortgagor 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 take functional control of electric transmission assets as defined in the Federal Power Act.



DEED Book: DE 2615 Page: 5709 - 5710 2 Pgs
2021013544

February 11, 2021 04:04:01 PM Cons: \$160,000.00
Rec: \$15.00 Cnty Tax: \$176.00 State Tax: \$416.00
E-FILED IN GREENVILLE COUNTY, SC *Tally J. Henry*

DEED BY A CORPORATION OR PARTNERSHIP

State of South Carolina
County of Greenville

KNOW ALL MEN BY THESE PRESENTS: That Wells Home Loan Servicing LLC, (hereinafter called "Grantor") for and in consideration of the sum of One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00) to it in hand paid at and before the sealing of these presents by Juan J. Nieto and Anna Jean Eaton Nieto (hereinafter called "Grantee"), as joint tenants, with the right of survivorship and not as tenants in common in the State aforesaid, (the receipt and sufficiency whereof is hereby acknowledged,) has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the Grantees, as joint tenants, with the right of survivorship and not as tenants in common, their heirs, successors, and assigns.

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, located on the eastern side of Hudson Street, known as Lot No. 10 of the Parris & Gower property being shown on the city block book at Page 51, Block 2, Lot 10. Further shown on a more recent plat of Survey for New City Development dated November 1, 2019 and prepared by J. A. McCullough, IV of C. O. Riddle Surveying Co., Inc. According to said more recent plat of survey, said property contains 0.15 acre, more or less and has the following metes and bounds: beginning at an iron pin on S. Hudson Street and running thence N22° 39' 40"E for a distance of 49.74 feet to an iron pin; thence S61° 50' 04"E for a distance of 134.10 feet to an iron pin; thence S23° 18' 30"W for a distance of 50.39 feet to an iron pin; and running thence N61° 32' 10"W for a distance of 133.60 feet to an iron pin at the point of beginning. Said property being more recently shown on a plat prepared for New City Development dated 11/1/19, revised 1/26/2021 and recorded in Plat Book 1389 at Page 81. Reference being made to said more recent plat of survey for a more accurate and complete description of said property.

This being the same property conveyed to Wells Home Loan Servicing LLC by deed from Shawn Thomas dated 1/7/2020 and recorded 1/13/2020 in the Office of the ROD County of Greenville in Deed Book 2585 at Page 617.

TMS #: 0051.00-02-010.00
Grantee's Mailing Address: 1745 Highway 560, Kinards, SC 29355

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.
TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the Premises belonging or in anywise incident appertaining

TO HAVE AND TO HOLD all and singular the Premises mentioned unto the Grantees, as joint tenants, with the right of survivorship and not as tenants in common their heirs, successors and assigns, forever.

AND the Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the premises unto the Grantee his heirs successors, and assigns, against itself and its successors, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Any reference in this instrument to the plural shall include the singular, 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.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its undersigned officer(s) or partner(s) and its seal to be hereto affixed.

Dated this 4th day of February, 2021.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

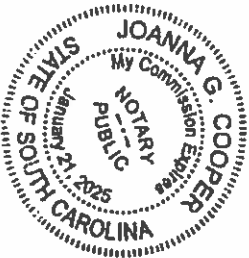
Witness #1 [Signature]
Witness #2 [Signature]

WELLS HOME LOAN SERVICING LLC
[Signature]
Shawn Thomas
Vice President

State of South Carolina
County of Greenville
ACKNOWLEDGEMENT

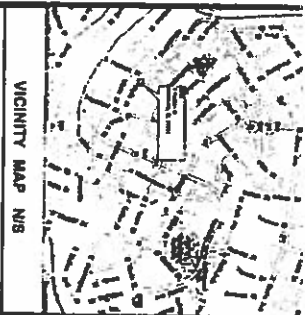
I, JOHANNA G COOPER, do hereby certify that Shawn Thomas, the Member of Wells Home Loan Servicing LLC, personally appeared before me this date and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 4th day of February, 2021.



[Signature] [SEAL]
JOHANNA G COOPER
Notary Public for South Carolina
My Commission expires 01/21/2025

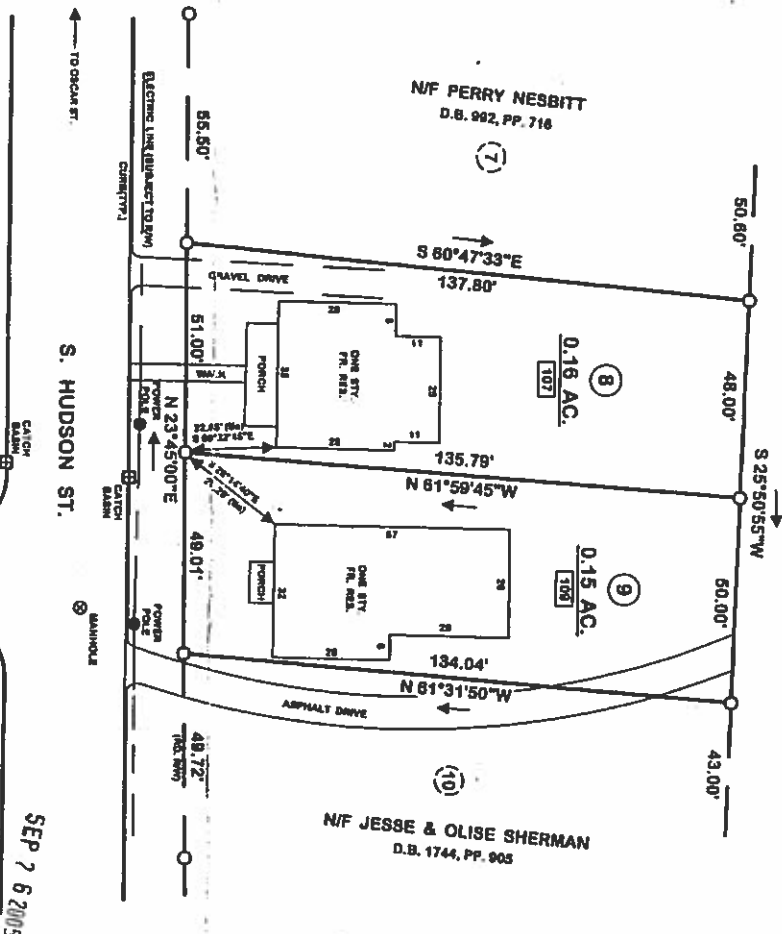
[Signature]



NOTES
NO TITLE SEARCH BY HUSKEY & HUSKEY, INC.
PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.
UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
NO FEATURES LOCATED OTHER THAN THOSE SHOWN.
OLD 1/2" REBAR ON ALL CORNERS.

FILED
GREENVILLE, SC
2005 SEP 26 P 3 58
THOMAS J. HUSKEY
REGISTERED DEEDS

N/F JESSE & OLISE SHERMAN
P.B.T. PP. 322, D.B. 1744, PP. 905



FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 03:36 PM
09 28 05 RECORDED IN PLAT
BOOK 50-K PAGE 0001 THRU 0000
DOC # 2005090072

90072

APPROVED BY:
CITY ENGINEER
DATE: 8/2/05

50-K-1

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 ENROACH ON THE ADJACENT PROPERTY,
EXCEPT AS 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 OR BY COMPUTER.
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA, AS DEFINED BY THE FLOOD INSURANCE MAP, AUGUST 1984.

REF. PLAT BOOK E, PP. 143.
CLOSING SURVEY FOR

REF. DEED BOOK 1744, PP. 905.

RODNEY D. TUCKER

LOCATED IN GREENVILLE - PARISH AND GOWER SURVEY
107 & 109 S. HUDSON ST.

COUNTY: GREENVILLE STATE: SOUTH CAROLINA
COUNTY BLOCK MAP: 0031-007-02-008-001A
DATE: JULY 14, 2005 FIELD BOOK: 5-05-13 FIELD CHIEF: T. E. H. DRYN. BY: S. H. D. GKD. BY: T. E. H.

REVISIONS:

SCALE 1" = 30'

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

HUSKEY & HUSKEY, INC. - PROFESSIONAL LAND SURVEYORS
2839 CHESNEE HWY. - SPARTANBURG, SC 29307 - PHONE (804)578-6871

JDS NG
50513

REC. NO. 19008



QUIT CLAIM DEED - NO TITLE EXAM
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantees Address:
502 Cherokee Drive
Greenville, SC 29615

KNOW ALL MEN BY THESE PRESENTS, THAT the **Forfeited Land Commission** in consideration of two hundred fifty dollars (\$250.00) the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto, **Teresa Stewart**, his/her heirs and assigns forever, all our interest in

ALL that piece, parcel or lot of land situated, lying and being in the State of South Carolina, County of Greenville, designated as lot 9 on plat prepared for Rodney D Tucker shown in plat book 50 K, page 1 recorded in the ROD office for Greenville County. Reference is made to said plat for a more detailed description. LESS however any portion previously conveyed and subject to restrictions of record.

This is the same property conveyed to the Forfeited Land Commission by tax sale deed of the Greenville County Tax Collector recorded in deed book DE 2397, page 5778-5779, December 13, 2011.

Tax Map Number 0051.00-02-009.00

This conveyance is subject to all restrictions setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises, or the premises, or on the recorded plat(s) which affect the property hereinabove described.

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 grantee(s) and the grantee(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s) hand(s) and seal(s) this 20 day of February, 2012.

SIGNED, sealed and delivered in the presence of:

The Forfeited Land Commission

Anneta A. Edwards
Witness *Jim Tate Smith*

Jim Savage
Witness *[Signature]*

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me the undersigned witness and made oath that he/she saw the within named grantor(s), sign, seal and as the grantor(s) act and deed, deliver the within written deed and that he/she with the other witness subscribed above, witness the execution thereof.

Sworn to and subscribed before me this 20 day of February, 2012.

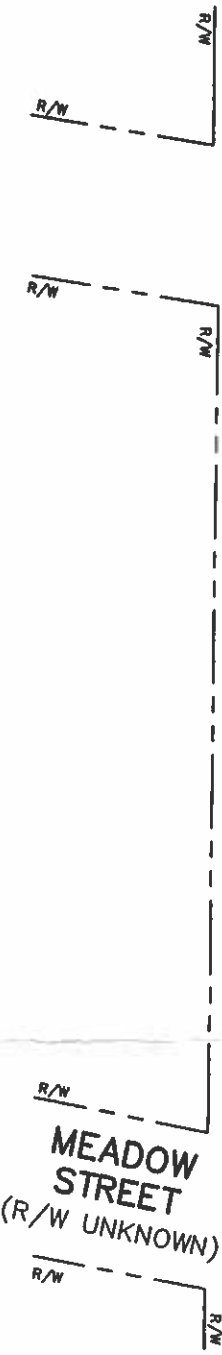
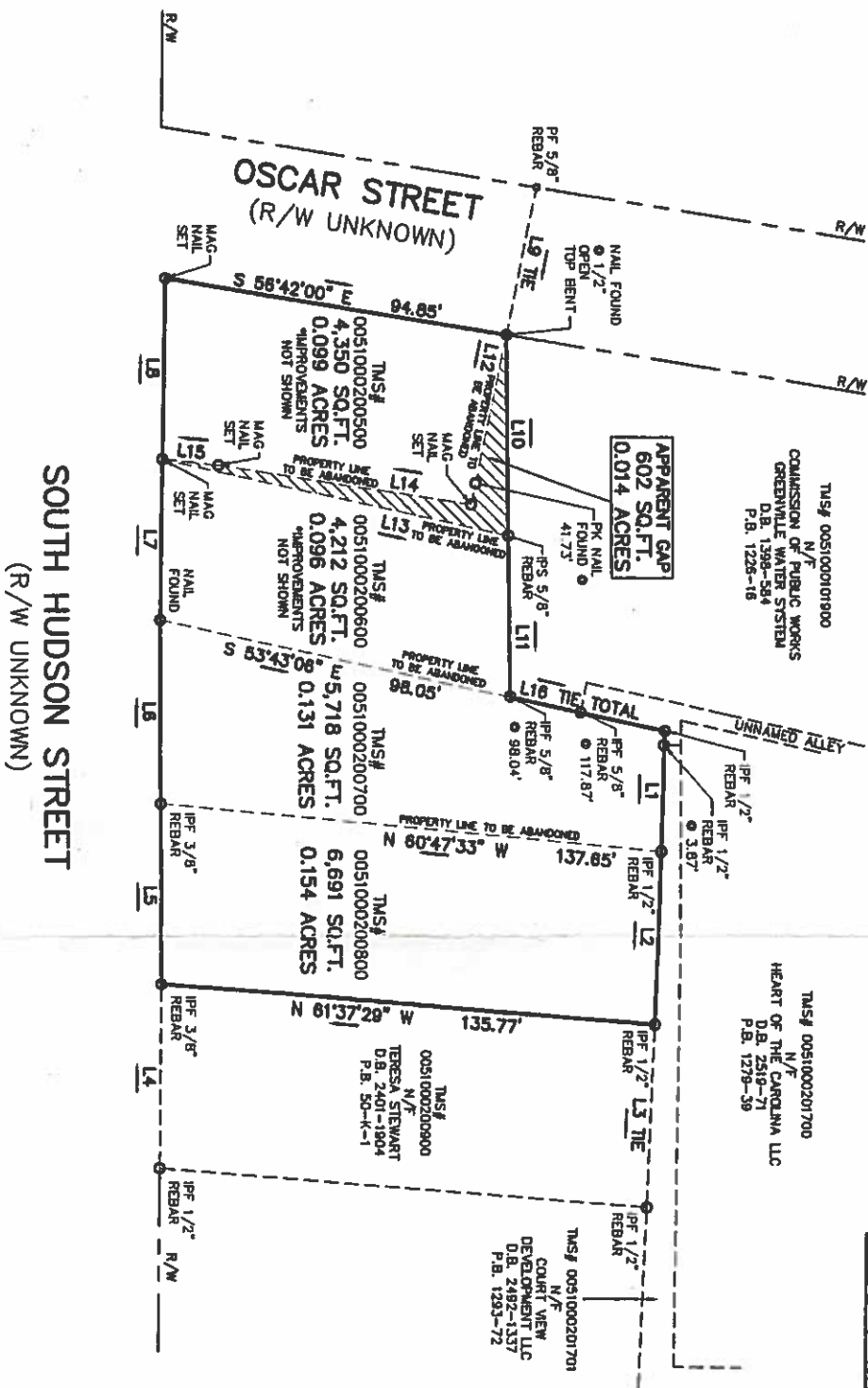
 John S. Davis Notary Christina R. Spauld Witness

Notary Public for South Carolina
My Commission Expires: 3/6/13

SURVEYOR'S NOTES:

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.
- 2) THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BEALTERNATIVE TO THE WORDS "WARRANTY" BY THE SURVEYOR BASED UPON HIS BEST INFORMATION AND BELIEF. AS SUCH, DO NOT CONSTITUTE A GUARANTEE, NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 3) THIS SURVEY IS BASED ON THE 2011 GREENVILLE COUNTY, SOUTH CAROLINA, RECORD BOOK 1226-16, PAGE 1226-16, AND THE 2011 GREENVILLE COUNTY, SOUTH CAROLINA, RECORD BOOK 1226-16, PAGE 1226-16.

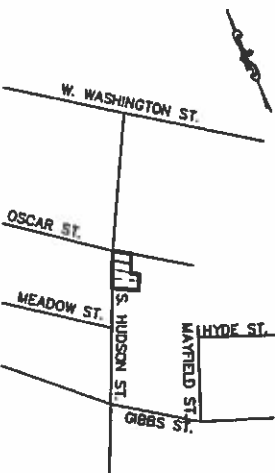
LINE	LENGTH	BEARING
L1	32.86'	S 28°08'43" W
L2	48.01'	S 26°05'58" W
L3 TIE	50.21'	S 28°14'16" W
L4	50.28'	N 24°09'50" E
L5	50.11'	N 24°03'44" E
L6	50.24'	N 24°04'17" E
L7	44.06'	N 24°58'24" E
L8	48.90'	N 24°53'40" E
L9 TIE	41.40'	S 35°43'18" W
L10	55.20'	S 23°35'37" W
L11	44.28'	S 35°45'51" W
L12	47.74'	S 53°43'08" E
L13	66.98'	S 57°17'11" W
L14	70.07'	N 60°13'43" W
L15	15.48'	N 60°13'43" W
L16 TIE	43.43'	S 53°43'08" E



LEGEND

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY

NOTICE: PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 48-23-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE OF THE SURVEYOR. THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL, SIGNATURE AND DATE. IT SHALL NOT BE USED FOR ANY PURPOSES OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.



RECOMBINATION PLAT

2019030970
RECORD BOOK 1226-16, PAGE 1226-16
FILED IN GREENVILLE COUNTY, SC 3/26/19

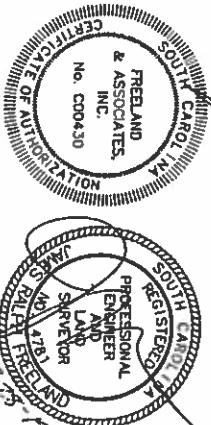
This is a Recombination Survey and not a subdivision as defined by the City of Greenville Land Development Regulations.

Date 4/26/19 City Engineer

CERTIFICATE OF ACCURACY

I HEREBY STATE THAT 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 THE STATE OF SOUTH CAROLINA, AND THE RESULTS OF THE SURVEY ARE CORRECT AND ACCURATE.

DATE 3/26/19 LICENSED ENGINEER OR REGISTERED SURVEYOR S.C. REGISTRATION NO. 4781



RECOMBINATION OF 101, 103, 105 & 107 SOUTH HUDSON STREET

FILE NO.

HUDSON BAC, LLC
P.O. BOX 2730
GREENVILLE, SC 29602

OWNER

FREELAND AND ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, S.C. 29609
(864) 271-4924

SURVEYOR

ZONED: RDV NO. OF LOTS: 4
NO. OF ACRES: 0.194 DATE: 6-14-2018

2017093814
3 Pgs
DEED Book: DE 2526 Page: 0738 - 0740
November 17, 2017 03:38:16 PM Cons: \$469,000.00
Rec: \$10.00 Cnty Tax: \$515.90 State Tax: \$1,219.40
FILED IN GREENVILLE COUNTY, SC *Timothy J. Henry*

Space above this line for recording information

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF GREENVILLE) (No Title Examination)

KNOW ALL MEN BY THESE PRESENTS, that Velo Bear, LLC, hereinafter called Grantor, in consideration of the sum of Four Hundred Sixty-Nine Thousand and No/100 (\$469,000.00) Dollars, and no other consideration to Grantor duly paid at and before the sealing of these presents by Hudson BJC, LLC, hereinafter called Grantee (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, and Grantee's Successors and Assigns, forever:

SEE EXHIBIT "A" ATTACHED

TMS#: 0051000200500 and 0051000200600

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, setback lines, and restrictions or protective covenants that may appear of record, on the recorded plat(s), or on the premises.

Grantee's Address: P.O. Box 2730, Greenville, SC 29602

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, his heirs and assigns forever.

AND THE GRANTORS do hereby bind the Grantors, and the Grantors' Heirs, or Successors, and Personal Representatives to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and Grantor's Heirs, Successors, Personal Representatives and Assigns and against every person whomsoever lawfully claiming or to claim the same or any part hereof.

WITNESS our Hand and Seal this 17th day of November, 2017.

Signed, Sealed and Delivered
in the Presence of: Grantor: Velo Bear, LLC

[Signature]

[Signature]
By: J. Scott McCrary
Its: Manager

[Signature]

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ACKNOWLEDGMENT

I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by the Grantor(s) and was executed and acknowledged to be the free act and voluntary deed of the Grantor(s).

WITNESS my signature this 17 day of November, 2017.

[Signature]
S. Allan Hill
Notary Public for: South Carolina
My Commission expires: 2/5/2018

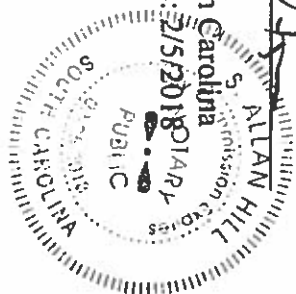


EXHIBIT "A"

ALL that certain piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, being shown and designated as 0.099 acres as shown on Plat prepared by Freeland & Associates, Inc. for Hudson BJC, LLC recorded in the Greenville County ROD Office on November 17, 2017, in Plat Book 1288 at Page 38 and having according to said Plat, metes and bounds as shown thereon.

This being the same property conveyed to John Scott McCrary by A. J. Prince, Jr., recorded in the Greenville County ROD office on October 12, 2007, in Deed Book 2294 at Page 1351. John Scott McCrary deeded the property to the Grantor herein by deed recorded in the Greenville County ROD Office on February 24, 2011 in Deed Book 2384 at Page 4650. The property was inadvertently deeded to Mary G. Okie by deed recorded in the Greenville County ROD Office on June 10, 2013 in Deed Book 2425 at Page 4834 and re-recorded to correct her name on July 12, 2013 in Deed Book 2427 at Page 4378. Mary G. Okie quit-claimed her interest to the property back to the Grantor herein by deed recorded in the Greenville County ROD Office on November 15, 2013 in Deed Book 2434 at Page 5103.

TMS#: 0051000200500

AND ALSO:

ALL that certain piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, being shown and designated as 0.096 acres as shown on Plat prepared by Freeland & Associates, Inc. for Hudson BJC, LLC recorded in the Greenville County ROD Office on November 17, 2017, in Plat Book 1288 at Page 38 and having according to said Plat, metes and bounds as shown thereon.

This being the same property conveyed to the Grantor herein John R. Pitts, Jr., recorded in the Greenville County ROD Office on July 18, 2017, in Deed Book 2516 at Page 5406.

TMS#: 0051000200600

Grantor Name: **Velo Bear, LLC**

Deed Prepared by S. Allan Hill, a Professional Corporation, Attorney/CPA, 819 E. North St., Greenville, SC 29601

