

**Kenneth D. Acker**  
The Acker Firm, P.A.  
859 Pendleton Street  
Post Office Box 9  
Pickens, South Carolina 29671

**TITLE TO REAL ESTATE**

**NO TITLE EXAMINATION**

STATE OF SOUTH CAROLINA

**PICKENS COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That John R. Folger, Jr., (hereinafter called "Grantor"), in consideration of Ten Dollars and No Other Consideration to the Grantor in hand paid at and before the sealing of these presents, by John R. Folger, Jr. and Hilda Folger Folger as Co-Trustees for The Folger Family Trust Revocable Trust u/a/d 1/26/2011 (the receipt and sufficiency of whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below unto the said John R. Folger, Jr. and Hilda Folger Folger as Co-Trustees for The Folger Family Trust Revocable Trust u/a/d 1/26/2011, the following described real estate:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, located approximately 2 miles west of Pickens, sc and known as Tract 3 containing 95.53 acres, more or less, according to plat of C. E. Shehan, Surveyor, dated May 18, 1992 and recorded in Plat Book 59, Page 31 in the Register of Deeds Office for Pickens County, SC., reference to which is hereby made for a more complete description.

This is the property conveyed to John R. Folger, Jr. by deed of Robert L. Folger dated June 29, 2008 and recorded on July 10, 2008 in Deed Book 1196, Page 287 in the Register of Deeds Office for Pickens County, SC.

**TMS# 4171-00-82-5318**

This property is conveyed subject to any and all existing rights-of-way for roads, utilities and any other easements that may appear of record and/or on the premises.

TOGETHER with all and Singular the Rights, Members, Hereditments 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 hereinabove named, and their heirs and assigns forever.

And the grantor does hereby bind the grantor and the grantor's Heirs and Personal Representatives to warrant and forever defend all and singular the said premises unto the

**AFFIDAVIT**  
**COUNTY OF PICKENS )**

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

2. The property being transferred is bearing Pickens County Tax Map Number 4171-00-82-5318, was transferred by John R. Folger, Jr. to John R. Folger, Jr. and Hilda Folger Folger as Co-Trustees for The Folger Family Trust Revocable Trust w/dtd 1/26/2011 on March 2011.

3. Check one of the following: This 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 a distribution to a trust beneficiary.
- c) ☐ exempt from the deed recording fee because (See information section of affidavit):

(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)  
If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time original sale and was the purpose of this relationship to purchase the realty? Check Yes \_\_\_ No \_\_\_

4. Check one of the following if either item 3(a) or item 3(b) above had 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 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 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: Deedling from family member to family trust
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Purchaser
9. I further 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 8<sup>th</sup> day of March, 2011.

David M. Evans  
Mortuary Public for North Carolina  
My Commission Expires: 7-26-2014

FILE-00-010E

LINE	BEARING	DISTANCE
1	N 54° 33' 22" E	57.03
2	N 19° 55' 47" E	118.48
3	N 39° 53' 20" E	73.26
4	N 6° 18' 56" W	131.33
5	N 0° 14' 21" E	152.96
6	N 14° 55' 51" E	146.42
7	N 7° 22' 57" W	74.69

013513

Robert L. Golap  
Survey for

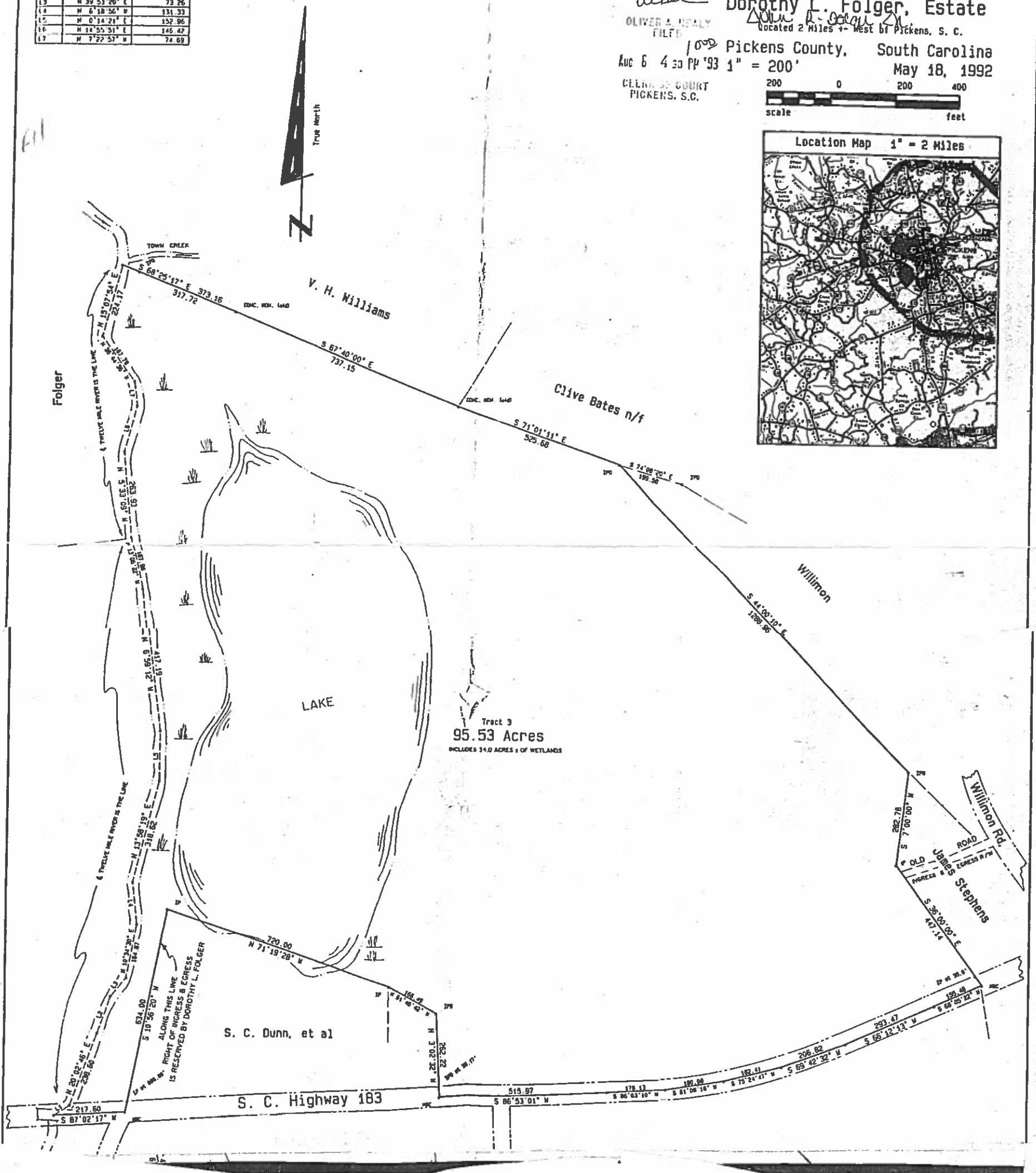
Acber  
OLIVER & NEALY  
FILM

Dorothy L. Folger, Estate  
Located 2 Miles West of Pickens, S. C.

1000 Pickens County, South Carolina  
Ave 6 4 33 PM '93 1" = 200' May 18, 1992

CITIZEN'S COURT  
PICKENS, S.C.

200 0 200 400  
scale feet



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

GRANTEE ADDRESS: 218 Blacksnake Road, Pickens, SC 29671

STATE OF SOUTH CAROLINA )  
COUNTY OF PICKENS ) QUITCLAIM DEED  
Title Not Examined nor Certified

WHEREAS Randy A. Skinner was appointed as Chapter 7 Trustee for Ashley Dunn Clardy (f/k/a Ashley S. Dunn), wherein the United States Bankruptcy Court for the District of South Carolina (Case No. 15-00484-HB) issued an Order on April 22, 2016 authorizing the Trustee to convey the estate's 1/5 interest in the 9+- acres located at 1270 Walhalla Hwy, Pickens, SC 29671, Pickens County TMS: 4171-00-71-7650, free and clear of liens;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that RANDY A. SKINNER AS CHAPTER 7 TRUSTEE FOR ASHLEY DUNN CLARDY (f/k/a ASHLEY S. DUNN), in consideration of Eighteen Thousand and 00/100 Dollars (\$18,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto S. C. Dunn, Jr., his heirs and assigns, forever, Grantor's Entire Right, Title and Interest in and to the following described property:

SEE EXHIBIT A ATTACHED HERETO

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.

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, successors and assigns forever, the Premises and the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, if any.

# EXHIBIT A

*All the Grantor's undivided 1/5<sup>th</sup> right, title and interest in and to the following properties:*

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, located west of Pickens, near Twelve Mile River, and containing 7.84 acres, more or less, according to plat of Walter L. Davis, Surveyor, dated February 24, 1971, reference to which is hereby made for a more complete and accurate description, and according to said plat, being thereon more fully described as follows:

BEGINNING on an iron pin, which point is the southwestern corner of the tract herein conveyed and which point is 135.5 feet S 88-30 W from bridge on Highway No. 183; thence running along right of way of Highway No. 183 N 88-30 E 800 feet to an iron pin; thence leaving highway and running N 1 E 316 feet to an iron pin; thence N 69-28 W 721.2 feet to an iron pin; thence S 12-30 W 600 feet to the point of BEGINNING, and being bounded on the west, north and east by other property of Dorothy L. Folger; and on the south by SC Highway No. 183.

## ALSO:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, about 2 miles southwest of Pickens, off SC Highway No., 193, containing 0.94 acre, more or less, according to plat prepared by C. E. Shehan, Surveying, dated December 17, 1986, reference to which is hereby made for a more complete and accurate description, and according to said plat, being thereon more fully described as follows: to wit:

BEGINNING at a point on edge of SC Highway 183, common corner with property now or formerly of S. C. Dunn, et. Al.; thence running N 01-00 E 316 feet to an iron pin; thence S 60-15 E 166.57 feet to an iron pin; thence running S 01-30 E 229.02 feet along line of property now or formerly of Dorothy Folger to an iron pin on edge of SC Highway 183, said point being 33 feet from the center of Highway 183; thence along edge of SC Highway 183 S 88-24 W 156.20 feet to the point of BEGINNING.

This is the same property conveyed to S. C. Dunn, Jr. (20%); Ashley S. Dunn (20%); Nicholas S. Dunn (20%); Logan K. Dunn (20%) and Nolan B. Dunn (20%) by deed of S. C. Dunn, Jr., Ashley S. Dunn and Nicholas L. Dunn dated and recorded November 3, 2005 in Deed Book 953 at Page 216, Pickens County Register of Deeds.

U.S. BANKRUPTCY COURT  
District of South Carolina

Case Number: 15-00484-HB

Order Authorizing Sale of Assets Free and Clear of Liens

The relief set forth on the following pages, for a total of 2 pages including this page, is hereby **ORDERED**.

\_\_\_\_\_

FILED BY THE COURT  
05/18/2016



Entered: 05/18/2016

*[Signature]*  
US Bankruptcy Judge  
District of South Carolina

STATE OF SOUTH CAROLINA

FOR THE CONDEMNATIONS

SEE INSTRUMENT

Cs. Tax \$ 22.50

BOOK 13 PAGE 1022

PICKENS

COUNTY

Know All Men By These Presents:

That We, Laura C. Wallis, Josie C. Carson, Ethyl C. McDaniel, in the State aforesaid, Rachel C. Durham and W. Robert Craig

in consideration of the sum of Ten Dollars and other considerations

Paid by: James T. Craig and Mary Alice Craig, 2235 S. C. 29671

to the grantor(s) in hand sold and before the sealing of these presents by the grantor(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, James T. Craig and Mary Alice Craig, their heirs and assigns forever,

all our right, title and interest, in and to:

All that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Pickens, and containing 44.07 acres, more or less, according to plat prepared by Robert R. Spearman, Surveyor, dated March 26, 1980, reference to which is hereby made for a more complete and accurate description, and according to said plat, being thereon more fully described as follows, to-wit:

BEGINNING at a point in center of S. C. Highway No. 183, which point is the southwestern corner of tract herein conveyed; thence leaving said highway and running along line of property of Holder N50-03W 693.32 feet to an iron pin; thence continuing along line of property of Holder N16-09E 575.51 feet; N11-49W 624.00 feet; thence along line of property of Folger N80-11E 1219.98 feet to a point; thence continuing N80-11E to the center of Twelve Mile River; thence along the center of Twelve Mile River, following meanderings of same, the center thereof being the property line, on the following traverses: S11-12E 113.9 feet; S06-41E 440.63 feet; S07-28E 217.95 feet; S12-12W 522.62 feet; S19-47W 506.27 feet to point in S. C. Highway No. 183, which point is in center of bridge over Twelve Mile River; thence along center of S. C. Highway No. 183 as follows: S87-04W 161.16 feet; S84-43W 130.46 feet; S81-22W 124.86 feet; S77-51W 86.3 feet; S74-26W 25.1 feet to the point of BEGINNING, and being bounded on the north by property of Folger; bounded on the east by center of Twelve Mile River; bounded on the south by S. C. Highway No. 183; bounded on the southwest by paved road; and bounded on the southwest and west by property of Holder.

This is a portion of the property shown in Deed from E. F. Looper, dated 1919 recorded in Deed Book 444, page 181 and in deed from Sam B. Craig in 1921, recorded in Deed Book III, page 113. Deed Book XXX, page 256 is reference to since that deed was made to make the road the property line.

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 their heirs and assigns forever. All our right, title and interest.

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 grantee(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 28<sup>th</sup> day of April in the year of our Lord One Thousand Nine Hundred and 80

Signed, Sealed and Delivered in the Presence of

*Christina O. Adams*

*William W. Waldrop*

*Laura C. Wallis* (Seal)

*Josie C. Carson* (Seal)

*Ethyl C. McDaniel* (Seal)

*William W. Waldrop* (Seal)

*W. Robert Craig* (Seal)

State of South Carolina, County

Personally appeared before me *Cynthia C. Chapman*

PICKENS

and made oath that he saw the within named grantor(s) Laura C. Wallis, Josie C. Carson, Ethyl C. McDaniel, Rachel C. Durham and W. Robert Craig sign, seal and as their act and deed deliver the within written deed, and that he, with William W. Waldrop witnessed the execution thereof.

Sworn to before me this 28<sup>th</sup> day of April A. D. 1980

*William W. Waldrop* (Seal)

Notary Public for South Carolina

State of South Carolina, County

PICKENS

William W. Waldrop

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Kay M. Craig wife of the within named W. Robert Craig 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 James T. Craig and Mary Alice Craig, their heirs 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 28<sup>th</sup> day of April A. D. 1980

*William W. Waldrop* (Seal)

*Kay M. Craig*

Notary Public for South Carolina

Recorded this day of 19, at M. No.

GRANTEE'S ADDRESS:  
128 Holder Knob Road  
Pickens, SC 29671  
Tax Map No.:4171-00-61-2501

Kelvin R. Kearsse  
Attorney-at-Law  
Post Office Box 1504  
Easley, SC 29641

The attorney and firm preparing this instrument have made no record search or title examination of the subject property, and make no representation with respect to the same to the Grantor, Grantee or any other person or party.

TITLE TO REAL ESTATE

NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

Know All Men By These Presents:

That I, **SHIRLEY JEAN HOLDER**, in the State aforesaid, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and pursuant to Family Court Order of Equitable Distribution in the Thirteenth Judicial Circuit to the grantor in hand paid at and before the sealing of these presents by the grantee (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto the said

**A. STEPFON HOLDER**, his heirs and assigns forever, all my right, title and interest, that being a one-half (1/2) undivided interest, in and to:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, containing 2.3 acres, more or less and being more fully described as to-wit: Beginning at the westernmost corner of an unpaved road and running thence N59-15E 284 feet to a point; thence S48E 246 feet to a point; thence S54E 396 feet to a point on unpaved road; running along unpaved road S77W 3.6 feet to a point; thence N80W 145.2 feet to a point; thence S74W 231 feet to a point; thence N33.5W 132 feet to a point; thence N52W 153.6 feet to the point of Beginning.

This being the same property conveyed unto Shirley Jean Holder and A. Stepfon Holder by deed of Rudolph Marty Holder and Paul R. Holder dated February 18, 2003 and recorded February 19, 2003 in Deed Book 721 at Page 67 in the Register of Deeds Office for Pickens County, South Carolina.

This property is conveyed 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.



THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION...

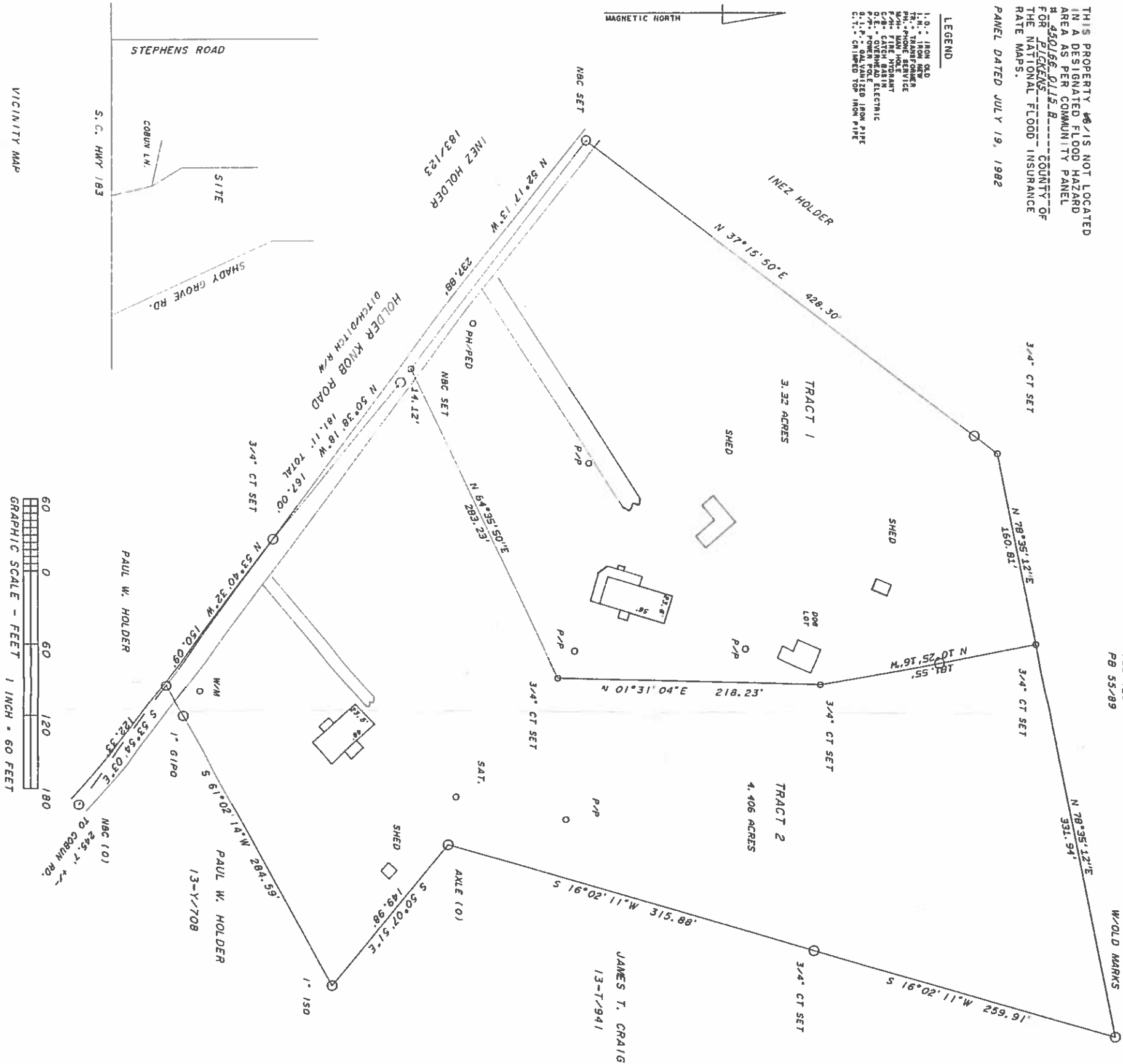
THIS PROPERTY IS SUBJECT TO ANY R/W, EASEMENTS, OR RESTRICTIONS OF RECORD OR ON THE PREMISES.

THIS PROPERTY #6/15 NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY PANEL #430166-0115-B-----COUNTY OF PICKENS-----THE NATIONAL FLOOD INSURANCE RATE MAPS.

PANEL DATED JULY 19, 1992

LEGEND

- 1.0 - IRON OLD
- 1.1 - IRON NEW
- 1.2 - TRANSFORMER
- 1.3 - FLOOD HAZARD
- 1.4 - FLOOD HAZARD
- 1.5 - FLOOD HAZARD
- 1.6 - FLOOD HAZARD
- 1.7 - FLOOD HAZARD
- 1.8 - FLOOD HAZARD
- 1.9 - FLOOD HAZARD
- 2.0 - FLOOD HAZARD
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- 5.0 - FLOOD HAZARD
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- 9.9 - FLOOD HAZARD
- 10.0 - FLOOD HAZARD



INEZ HOLDER 183/123 PG 55/89

18" SWEET GUM W/OLD MARKS

STATE OF SOUTH CAROLINA

PICKENS COUNTY

SURVEY FOR

MARTHA HOLDER DAVIS

DAVID L. HOLDER

PLAT REF. 55 PAGE 89

REFERENCE D.B. 183 PAGE 123

DATE: SEPTEMBER 22, 1999

JOB NO. 599-46

TAX MAP# F11-00-0010

BARRY L. COLLINS PLS L-11903

135 ARTIE DRIVE

PICKENS, S.C. 29671

(864) 878-8623



000006189 05/12/2000 03:38:32PM  
Filed At Register of Deeds  
Pickens County SC  
Fees Paid \$10.00

R. MURRAY HUGHES, ATTY. AT LAW

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

Barry L. Collins  
12-8-99

BARRY L. COLLINS SCPLS 11903

State of South Carolina,

Dorothy L. Folger

TO

Robert and Pam Harris

TITLE TO REAL ESTATE

Filed 21<sup>st</sup> day

of Jan. A. D., 1985

at 5:06 o'clock P. M.

and recorded in Book 14-N

Page 656 Fee, \$

R.M.C. or Clerk Court C.P. & G. S.

Pickens County, S. C.

Recorded this day

of , 19

in Book Page

Fee, \$

Auditor County, S. C.

Prepared By: R. Murray Hughes, III  
ACKER, LAMBERT & HINTON, P.A.  
PO Box 9  
Pickens, SC 29671

Grantee Address: 5798 Moorefield Mem. Hwy.  
Liberty, South Carolina, 29657

STATE OF SOUTH CAROLINA )  
COUNTY OF PICKENS ) TITLE TO REAL ESTATE  
(General Warranty)

KNOW ALL MEN BY THESE PRESENTS, that we, **MANJU SINGH and SHAMSHER SINGH**, in consideration of the sum of One Hundred Twenty-Three Thousand and No/100 (\$123,000.00) 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 **SHAYONA PROPERTIES, LLC**, a South Carolina Limited Liability Company, its successors and assigns forever:

All that certain piece, parcel or lot of land lying and located being situate in the State of South Carolina, County of Pickens, about two (2) miles west of Pickens, and being located on Highway No. 183 and containing one and one-tenth (1.1) acres, more or less, and adjoining lands with Paul Holder on the north and east; lands with J. E. Breazeale on the west and bounded on the south by said State Highway No. 183 and having such courses and distances as will be shown on a plat prepared by W. E. Findley, Surveyor dated February 1, 1956.

This is the identical property conveyed to Manju Singh and Shamsher Singh by deed of Bobby G. Mosley, Sr., dated January 13, 2005 and recorded January 20, 2005 in Deed Book 877 at page 236.

Pickens County Tax Map Parcel #4171-00-61-2249  
Property address: 1410 Walhalla Hwy., Pickens, SC 29671

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. 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 and successors and against every person whomsoever lawfully

STATE OF SOUTH CAROLINA       )  
COUNTY OF PICKENS       )       BOND FOR TITLE

This agreement, made and entered into this 29th day of May, 2018, by and between Shamsher M. Singh, hereinafter known as Seller, and George H. Freeman, hereinafter known as Buyer.

1) In consideration of the payment of forty Three Thousand Dollars and 00/100 (\$43,000.00) Dollars, the manner of payment hereinafter set forth, the Seller agrees to sell to the Buyer the following below described real property:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Pickens, located about 2 ¼ miles west of the Town of Pickens, just west of Twelve Mile River, containing Two and 59/100's (2.59) acres, more or less; bounded on the East by lands of Mosley; on the North by lands of Harry C. Clinkscales; Cater Street intervening; on the west by lands of Yost Estate; on the South by lands of W. B. King, and right of way for SC Highway 183.

LESS HOWEVER: ALL that certain piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Pickens, and containing 0.0766 acres, more or less, and being the same property conveyed to Virgil D. Lusk and Mary H. Lusk by deed of Joey R. Mosley, recorded in Deed Book 184 at Page 114 in the Office of the Clerk of Court for Pickens County, SC.

THIS conveyance is made subject to any and all easements, rights of way or restrictions of record or in existence on the premises.

TM#: 4171-00-51-6148       \*\*See attached Exhibit A for legal description\*\*

2) The Buyer will pay \$4,000.00 to the seller upon the signing of this agreement. Buyer will then pay the remaining balance due of \$39,000.00 by paying the sum of \$772.00 per month for 60 consecutive monthly payments. The first payment is due on June 29, 2018 and all subsequent payments are due on the 29<sup>th</sup> day of that month. Sixty consecutive monthly payments are required to pay the amount in full. If the buyer is more than 5 days late with any one payment, seller may charge a penalty of 10% of the amount due per month as long as any payment is past due. If the payment is more than 10 days late, a penalty of 15% of the amount due will be charged. Buyer will transfer all utilities into his name within three days of the closing date. If the Buyer does not take this action, Seller may terminate the utility services in his name.

3) The buyer will pay all taxes timely and provide written proof of payment to the seller. The buyer will immediately obtain and maintain hazard insurance on the real

TITLE TO REAL ESTATE

NO TITLE SEARCH

1618

CAROLINA LAW AND MEDIATION, LLC  
101-A NORTH EAST MAIN STREET  
POST OFFICE BOX 665  
EASLEY, SOUTH CAROLINA 29640

Grantee's Address: 1639 Earls Bridge Road  
Easley, South Carolina 29640

STATE OF SOUTH CAROLINA )  
COUNTY OF PICKENS )

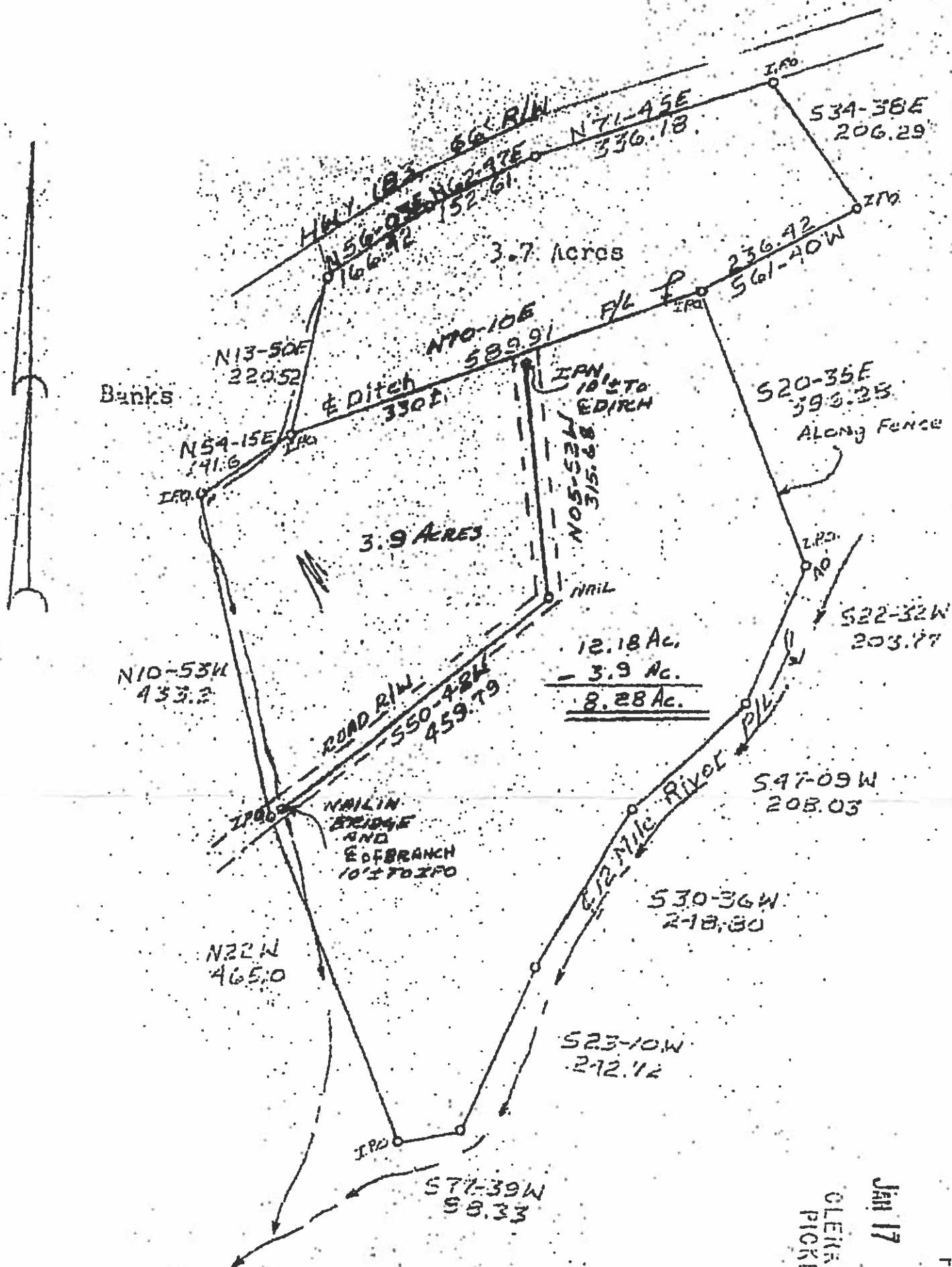
KNOW ALL MEN BY THESE PRESENTS THAT James Samuel Cox, "Grantor," in consideration of the sum of One and No 00/100 (\$1.00) dollar to the Grantor in hand paid by, at and before the sealing of these presents by Grantees, the receipt whereof is hereby acknowledged, granted, bargained, sold, released, and by these presents does grant, bargain, sell and release all of his undivided interest unto JSCI Walhalla Highway, LLC, "Grantee," his heirs, successors, and assigns forever the following described tracts of real estate:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, and containing 4.19 acres, more or less, as shown on the plat prepared by Robert R. Spearman, R. S. #3615, and dated March 14, 1985. The property is located 3 miles west of the town of Pickens, near Twelve Mile River, and adjoins the land now or formerly of Mosely on the North and East on the West by now or formerly of Rehnovsky, and on the South by the State Highway Department. Said property being described as follows: BEGINNING at a new nail and cap in the center of South Carolina Highway 183, thence turning and running S66-50W 798.87 feet in the center of the aforesaid highway to a nail and cap in the center of the road, thence turning and running N01-00E 465.84 feet to an iron pin, thence turning and running S80-18E 341.09 feet to an iron pin, thence continuing and running S82-25E 381.02 feet to an iron pin, thence turning and running S15-54E 45.47 feet to the point of BEGINNING.

This being the same property deeded to James Samuel Cox by deed of the Ellenburg Family Limited Partnership, a South Carolina Limited Partnership, dated February 21, 1997 and recorded in the Pickens County, South Carolina RMC Office on March 6, 1997 in Deed Book 364 at Page 149.

TMS No. 4171-00-51-4045

THIS CONVEYANCE is made subject to any and all easements, rights of way and restrictions, both of record and in existence on the premises.



Property of  
Lorry Hinkle

State of South Carolina  
County of Pickens

The above property is located approx. 3.5 miles West of Pickens, S.C.

Scale: 1"=200'

Date: 7/31/78

Surveyed by:

*[Signature]*  
Craig Keith

Reg. No. 1712 S.C.

*[Signature]*  
Dwight L. Sloan  
Dwight L. Sloan

REVISED: 1/6/86

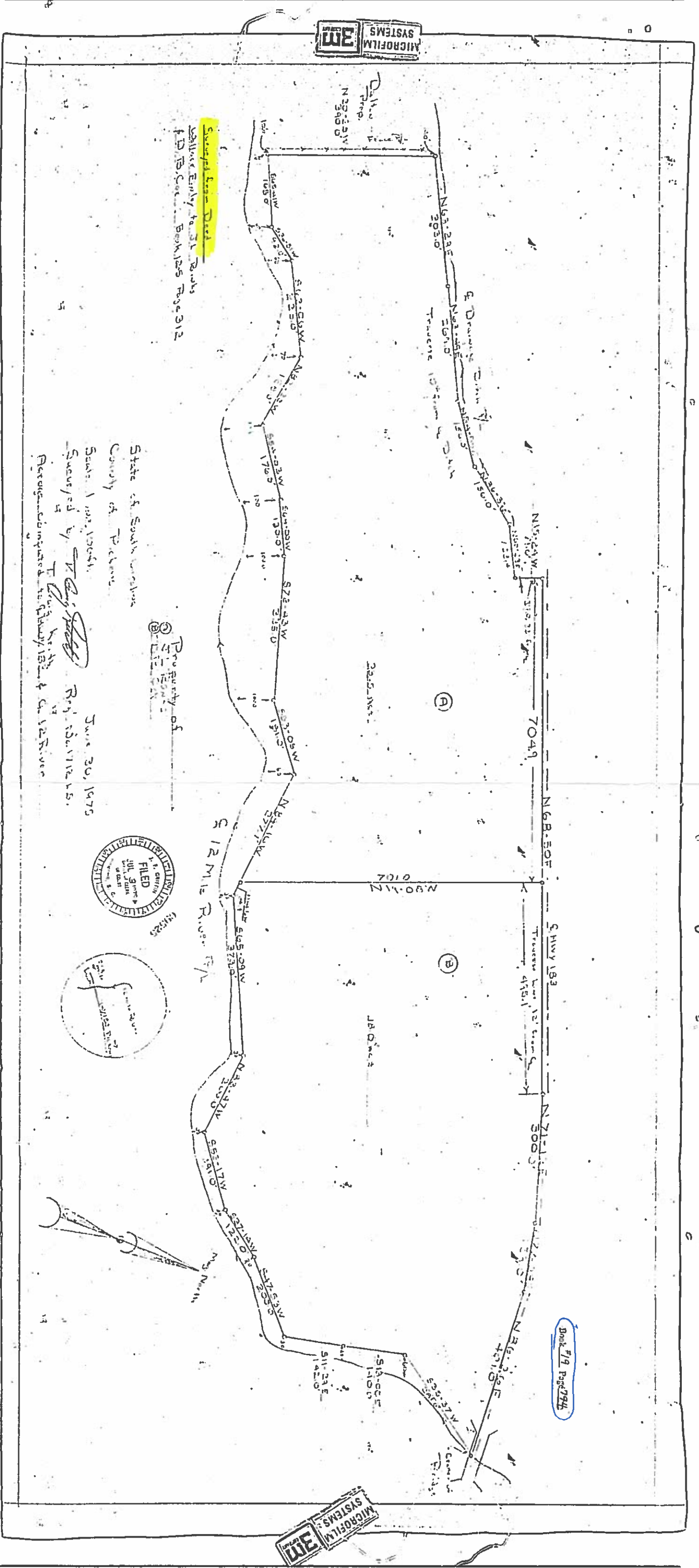
OLIVER A. HEALY  
FILED

JAN 17 2 29 PM '86

CLERK OF COURT  
PICKENS, S.C.

096389

8



MICROFILM  
SYSTEMS  
3M

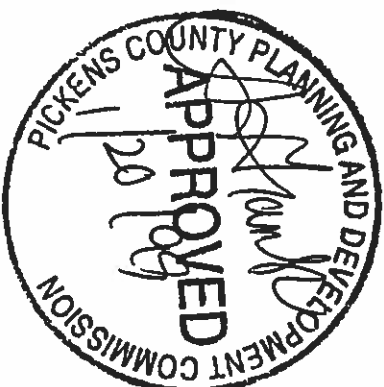
MICROFILM  
SYSTEMS  
3M

Surveyed by David L. Dyer  
Dallies Entry to 31 Roads  
4 D B Cor. Book 125 Page 312

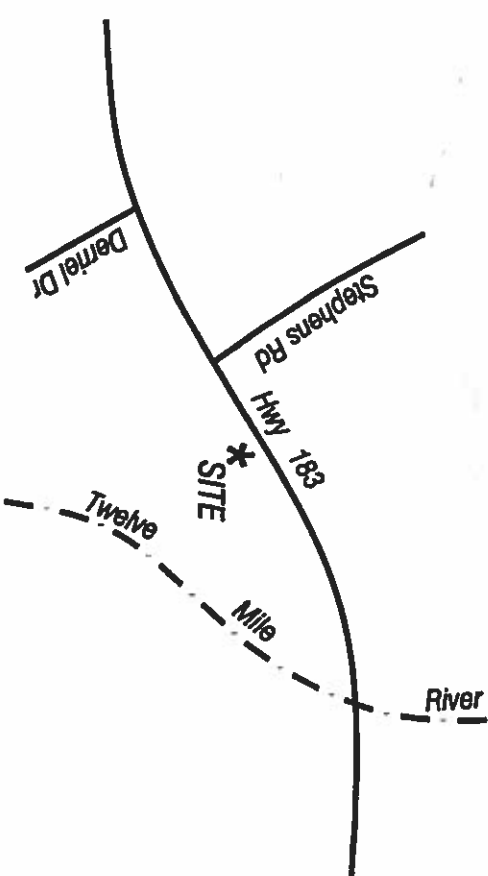
State of South Carolina  
County of Pickens  
Surveyed by David L. Dyer  
T. L. Dyer, Jr.  
June 30, 1975  
R. J. Dyer, Jr.  
R. J. Dyer, Jr.  
R. J. Dyer, Jr.



Book #19 Page 794

A horizontal graphic scale bar with alternating black and white segments. It is marked with '100' at the left end, '0' in the middle, and '100' at the right end. Below the bar, the word 'feet' is written. To the left of the bar, the word 'Scale' is written vertically. To the right of the bar, the words 'Graphic Scale' are written.

**LOCATION MAP** *not to scale*



**- LEGEND -**

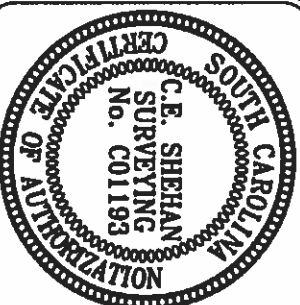
OT = Open Top Pipe  
CT = Crimp Top Pipe  
PK = P-K Nail  
P = Point  
N&C = Nail & Cap  
IPF = Iron Pin Found  
IPS = Iron Pin Set

**-NOTES-**

**Property & areas shown subject to any and all rights-of-way, easements, and restrictions that may exist of record, or on the ground.  
Tax Parcel No. E11-00-0470.**

*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 "B" Survey as specified therein.*

**C. E. Shehan, Registered Tier B Surveyor 8810B**  
**Member of the S. C. Society of Professional Land Surveyors**



**C. E. Shehan**  
**SURVEYING**  
Registered Tier B Land Surveyor No. 8810B  
202 Ann Street  
Pikeville, South Carolina 29671  
Telephone. (864) 878-9528 Fax. (864) 878-7138

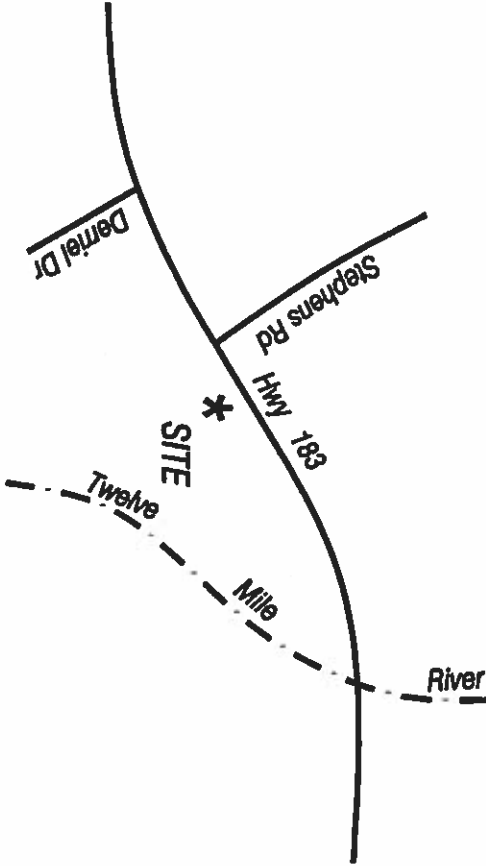


Survey For  
**LARRY HINKLE**

Located 3 Miles +/- West of Pickens, S. C.

1" = 100' - October 21, 1998 - Pickens County, South Carolina

LOCATION MAP    not to scale

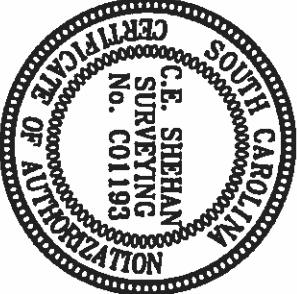


**- LEGEND -**

- OT = Open Top Pipe
  - CT = Chimp Top Pipe
  - PK = P-K Nail
  - Pt = Point
  - N&C = Nail & Cap
  - IPF = Iron Pin Found
  - IPS = Iron Pin Set
- NOTES-**  
Property & areas shown subject to any and all rights-of-way, easements, and restrictions that may exist of record, or on the ground.  
Portion of Tax Parcel No. E11-00-0470.  
Portions of this property are located in a designated 100 year flood hazard boundary, Zone A classification, per Flood Insurance Rate Map of the Federal Emergency Management Agency.

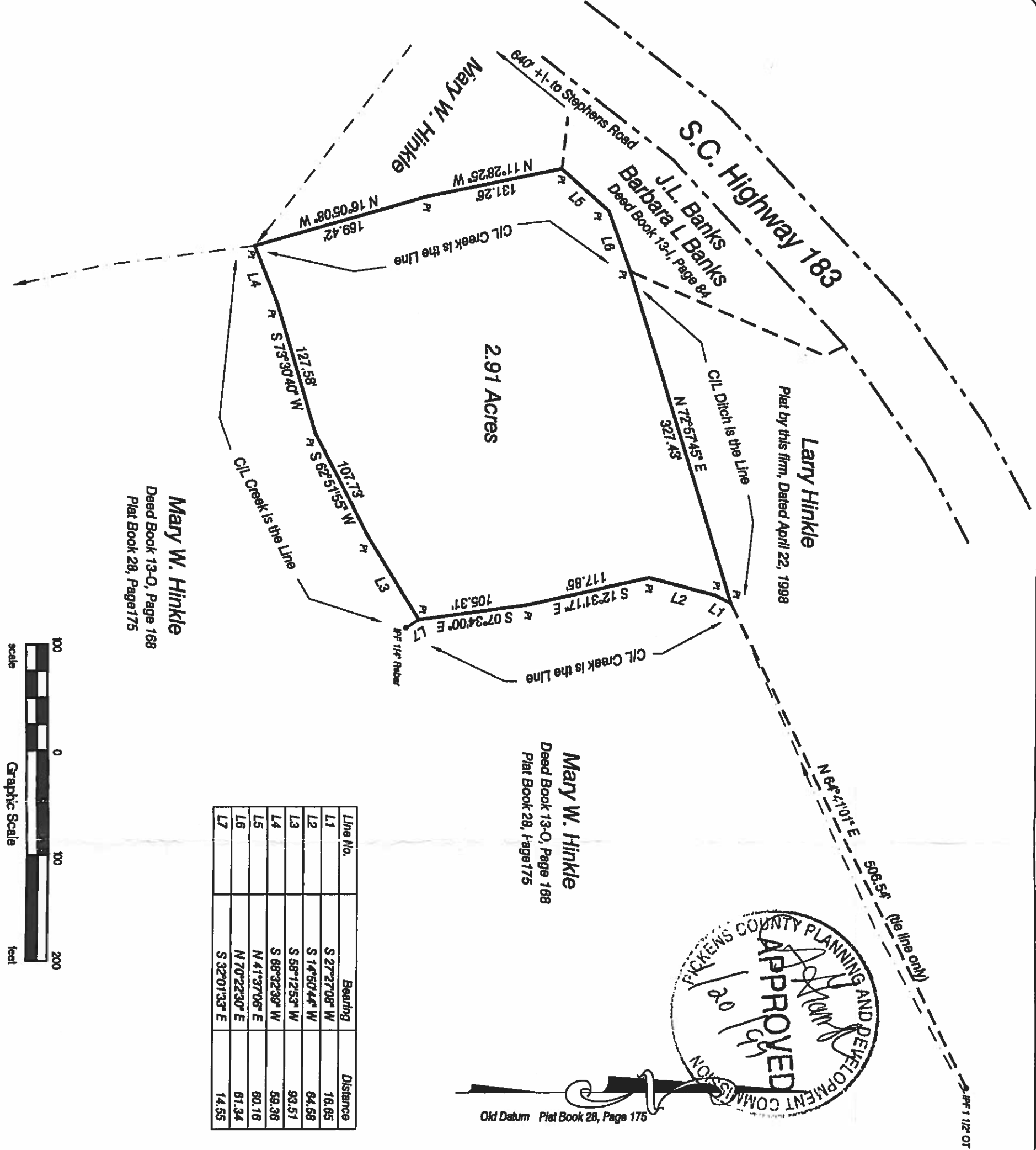
I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" Survey as specified therein.

C. E. Shehan, Registered Tier B Surveyor 8810B  
Member of the S. C. Society of Professional Land Surveyors



**C. E. Shehan**  
**SURVEYING**

Registered Tier B Land Surveyor No. 8810B  
202 Ann Street  
Pickens, South Carolina 29671  
Telephone: (864) 878-9528 Fax: (864) 878-7138



Line No.	Bearing	Distance
L1	S 27°27'08" W	18.65
L2	S 14°50'44" W	64.68
L3	S 58°12'53" W	83.51
L4	S 68°32'39" W	69.36
L5	N 41°37'06" E	80.16
L6	N 70°22'30" E	61.34
L7	S 32°01'33" E	14.55

Mary W. Hinkle  
Deed Book 13-O, Page 168  
Plat Book 28, Page 175

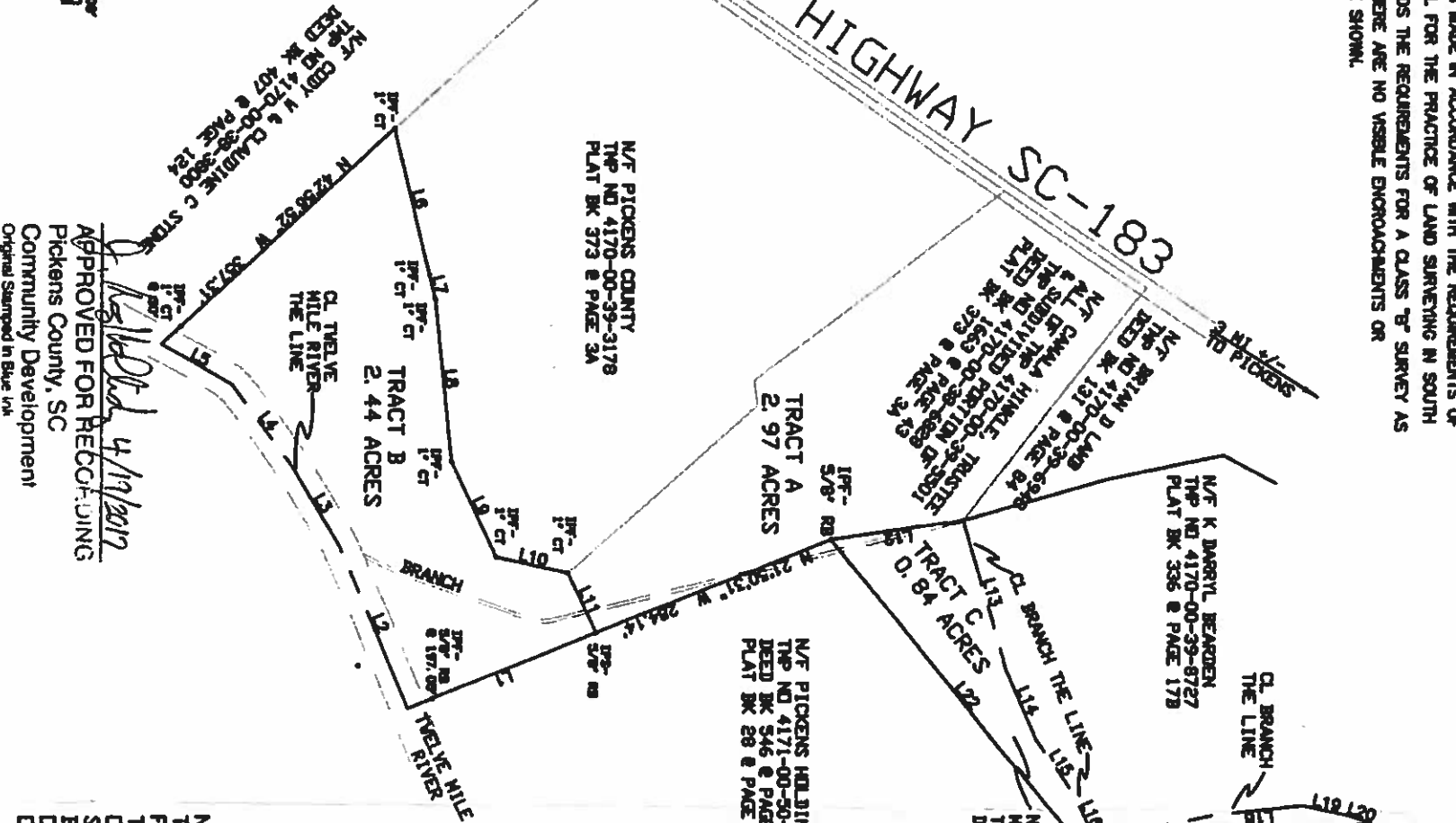
Mary W. Hinkle  
Deed Book 13-O, Page 168  
Plat Book 28, Page 175



NOTE:  
PROPERTY & AREAS SHOWN ARE SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS,  
AND RESTRICTIONS THAT MAY EXIST OF RECORD, OR ON THE GROUND.  
  
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 "B" SURVEY AS  
SPECIFIED THEREIN, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR  
PROJECTIONS OTHER THAN THOSE SHOWN.

MAGNETIC NORTH  
PLAT FOR HINDLE  
BY C. E. SHEDDEN  
DATED SEPT 10, 1996

SCALE IN FEET  
0 100' 200' 300'



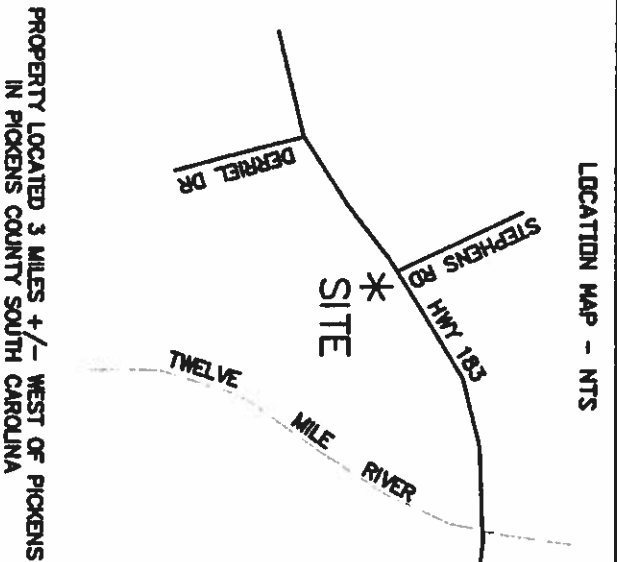
APPROVED FOR RECORDING  
4/19/2017  
PICKENS COUNTY, SC  
COMMUNITY DEVELOPMENT  
Original Stamped in Blue Ink

LINE	BEARING	DISTANCE
L1	S 21°49'47" E	227.05'
L2	S 67°10'14" W	198.91'
L3	S 59°20'16" W	103.41'
L4	S 53°43'04" W	115.36'
L5	S 30°11'00" W	92.29'
L6	N 76°28'50" E	168.84'
L7	N 75°48'32" E	29.51'
L8	N 84°19'39" E	184.22'
L9	N 65°02'51" E	118.95'
L10	N 13°03'48" E	82.45'
L11	N 65°00'01" E	75.17'
L12	N 08°22'32" W	150.55'
L13	N 74°00'02" E	176.86'
L14	N 66°09'52" E	83.47'
L15	N 56°21'04" E	77.92'
L16	N 65°18'23" E	56.52'
L17	N 11°55'35" W	135.48'
L18	N 06°48'26" W	99.47'
L19	N 12°54'11" E	52.72'
L20	N 18°31'50" E	26.65'
L21	S 07°59'53" E	313.48'
L22	S 50°57'36" W	489.56'

NOTE -  
TRACTS B & C, NOT HAVING PUBLIC ACCESS, ARE NOT ELIGIBLE  
FOR CONNECTION TO A SANITARY SEWER SYSTEM OR FOR SEPTIC  
TANK APPROVAL. NDR SHALL BUILDING PERMITS, CERTIFICATES OF  
OCCUPANCY OR ANY OTHER DEVELOPMENT PERMIT, BE ISSUED, NDR  
SHALL ANY PERSON CONSTRUCT OR INSTALL UPON THE TRACTS ANY  
BUILDING OR STRUCTURE UNTIL IT HAS BEEN COMBINED WITH AN-  
OTHER TRACT IN A MANNER THAT CREATES A CONFIRMING TRACT  
OR RESUBDIVIDED IN ACCORDANCE WITH THE UDSD, AS AMENDED.

— LEGEND —  
O.T. = OPEN TOP PIPE  
C.T. = CRIMP TOP PIPE  
IPF = IRON PIN FOUND  
IPS = IRON PIN SET  
TMP = TAX MAP PARCEL  
RB = STEEL REBAR

MEETS & BOUNDS  
DESCRIPTION OF  
TAX MAP PARCEL  
4170-00-39-5763  
& SUBDIVISION OF  
TAX MAP PARCEL  
4170-00-38-6828



DRAWING PREPARED  
AT REQUEST OF  
CAMALA HINKLE  
TRUSTEE

VAN T. CRIBB  
PE & RLS NO. 3971  
130 UPPER LAKE DR.  
EASLEY, SC 29640  
(864) 307-8656  
4/16/2017

**ANDERSON, FAYSSOUX AND CHASTEEN, P.A., ATTORNEYS AT LAW**

State of South Carolina	)	TITLE TO REAL ESTATE
County of Pickens	)	NO TITLE SEARCH

**KNOW ALL MEN BY THESE PRESENTS**, that Sloan Brothers, LLC (hereinafter called "Grantor"), in consideration of Three Hundred Thousand and NO/100 (\$300,000.00) Dollars to the Grantor in hand paid at and before the sealing of these presents, by Pickens Holdings, LLC (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

**Pickens Holdings, LLC**

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens being shown and designated as 8.28 acres on plat of property prepared by T. Craig Keith on July 31, 1978 and revised on January 6, 1986 and being recorded in the Office of the Clerk of Court for Pickens County in Plat Book 28, at page 175 and having metes and bounds as shown on said recorded plat.

**This conveyance is also made subject to that certain road right of way as shown on said plat.**

**Also:** All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, located about three (3) miles West of Pickens on Highway 183, and being known and designated as Tract A containing 23.5 acres, more or less, according to plat prepared by T. Craig Keith, Surveyor, dated June 30, 1975, reference to which is hereby made for a more complete and accurate description. See plat recorded in the Office of the Clerk of Court for Pickens County in Plat Book 19, at page 794.

This being the same property conveyed to Sloan Brothers, LLC by deed of Daniel L. Sloan and Gerald L. Sloan filed in the Pickens County RMC Office in Book 546, at page 162 and by corrective deed dated and filed concurrent herewith.

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.

Grantee's Address: PO Box 6159, Anderson, SC 29623  
TMS No.: 4171-00-50-2306

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

STATE OF SOUTH CAROLINA  
PICKENS COUNTY

Grantee's Address: 9 Merritt Court  
Greenville, S.C. 29611

That I, Lee Ellenburg, Know All Men By These Presents:

In consideration of the sum of Ten (\$10.00) Dollars and other consideration

In the State aforesaid,  
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

Betty Cox, her heirs and assigns:

FOR THE CONSIDERATIONS  
SEE AFFIDAVIT  
BOOK 30 PAGE 180

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, located approximately two (2) miles Southwest of Pickens, on Allgood Farm Road, being bounded on the North by land of Folger, on the South by branch, the center of the branch being the line, on the East by Allgood Farm Road and on the West by Twelve Mile River, the river being the line, and containing 4.45 acres as shown on plat prepared by C. E. Sheehan Surveying, Registered Land Surveyor No. 8810, dated August 27, 1986, and according to said plat having the following courses and distances, to-wit:

BEGINNING at railroad spike in center of Allgood Farm Road at the Southeast corner of land herein conveyed and running along branch, the center of the branch being the line, South 69-20 West 44.29 feet; South 76-18 West 182.26 feet; South 83-05 West 186.89 feet; thence North 69-39 West 160.38 feet to point in Twelve Mile River; running thence the following traverse lines along Twelve Mile River, the River being the line: North 41-27 East 123.21 feet; North 46-46 East 203.53 feet; North 87-38 East 71.17 feet; North 41-19 East 86.61 feet; North 03-01 West 81.11 feet; North 19-54 West 112.11 feet; North 02-19 West 75.89 feet; North 14-24 East 89.72 feet to point; thence leaving the River and running thence along line of land of Folger South 71-41 East 180.93 feet to iron pin; running thence South 06-41 East 568.79 feet into Allgood Farm Road to the BEGINNING corner.

This being a portion of the property conveyed to Lee Ellenburg by Robert C. Gantt by deed dated September 7, 1967 and recorded September 7, 1967, in Deed Book 11-1, at page 13, in the office of the Clerk of Court for Pickens County.

This property is conveyed subject to any and all existing rights-of-way for roads, utilities and other easements that may appear of record and/or on the premises.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and grantee(s)'s 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 grantee(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(s) and seal(s) this 14th day of September in the year of our Lord One Thousand Nine Hundred and eighty-six.

Signed, Sealed and Delivered in the Presence of Lee Ellenburg (Seal)



State of South Carolina,

PICKENS

County

Personally appeared before me 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 11th

day of September, A.D. 1986

Notary Public for South Carolina

Lee Ellenburg

STATE OF SOUTH CAROLINA

PICKENS COUNTY

Know All Men By These Presents:

That I, D. B. Cox

in the State aforesaid,  
DOLLARS,

in consideration of the sum of One Dollar Love and Affection for my Wife

Paid by: Betty C. Cox  
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 Betty C. Cox, her heirs and assigns forever:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, located about 3 miles west of Pickens on Highway No. 183, and being known and designated as Tract "B" containing 10 acres, more or less, according to plat prepared by W. Craig Keith, Surveyor, dated June 30, 1975, reference to which is hereby made for a more complete and accurate description. PB 19/794

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) herein-

above named, and her 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 grantee(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 2nd day of JULY in the year of our Lord One Thousand Nine Hundred and Seventy-Five

Signed, Sealed and Delivered in the Presence of

Elaine F. Adams

(Seal)

(Seal)

State of South Carolina, County Pickens Personally appeared before me Elaine F. Adams

and made oath that S he saw the within named grantor(s) D. B. Cox

sign, seal and act and deed

deliver the within written deed, and that he, with Miriam W. Waldrop witnessed the execution thereof.

Sworn to before me this 2nd

day of JULY A.D. 1975

Elaine F. Adams

(Seal)

Notary Public for South Carolina

State of South Carolina,

WIFE GRANTEE

NO RENUNCIATION OF DOWER

County

Notary 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, re-nounce, release, and forever relinquish unto

Heirs 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 JULY A.D. 1975

Notary Public for South Carolina

Recorded this 19 day of JULY 1975, at Pickens, S.C., M. No. 1975-100

TITLE TO REAL ESTATE

ACKER, ACKER, FLOYD & WELMAKER, ATTORNEYS-AT-LAW, PICKENS, S. C. 29671

STATE OF SOUTH CAROLINA  
PICKENS COUNTY

W. 100 0 8.25

Grantees' Address:  
Highway 183  
Pickens, S.C. 29671

That Dorothy L. Folger

Know All Men By These Presents:

In the State aforesaid,  
DOLLARS,

In consideration of the sum of Seven Thousand Five Hundred and NO/100ths 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 Robert Harris and Pam Harris, their heirs and assigns, forever:

ALL that certain piece, parcel or tract of land lying, situate and being in the State of South Carolina, County of Pickens, located approximately two miles west-southwest of Pickens, South Carolina, and containing 2.91 acres, more or less, according to plat prepared for J. R. Folger by C. E. Shehan Surveying, dated January 14, 1985, and according to said plat being more particularly described as follows, to-wit:

BEGINNING at an iron pin, the southeastern most point of the tract herein described and running along the meanderings of the creek, the creek being the line, the following traverses: N88-58W 112.23 feet to an iron pin, S32-59W 76.30 feet to an iron pin; N85-22W 134.43 feet to an iron pin on line of property now or formerly owned by Folger; thence running along Folger line N03-04W 508.61 feet to an iron pin on proposed 50 foot right-of-way; thence running along proposed right-of-way N86-55E 212.10 feet to an iron pin on property now or formerly owned by Folger; thence running along Folger line S03-05E 138.77 feet to an iron pin, S30-20E 164.79 feet to an iron pin, S03-49E 187.79 feet to the point of BEGINNING, and being bounded on the East, South and West by property of Folger and bounded on the North by proposed fifty foot right-of-way.

ALSO: A right-of-way for ingress and egress leading from South Carolina Highway 183 in a southerly direction along a proposed 50 foot right-of-way into property herein conveyed and being shown on the above referenced plat of survey.

This being a portion of the property devised unto Granhor herein by Will of Aurie H. Fuller, See Probate Court Records for Pickens County, South Carolina, Apartment 342, File 23.



OLIVER A. RILEY  
FILED  
JAN 21 5 06 PM '85  
CLERK OF COURTS  
PICKENS, S.C.

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) hereinafter named, and grantee(s)'s) heirs and assigns forever.

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

Witness the grantor's(s)'s) hand(s) and seal(s) this 18th day of January in the year of our Lord One Thousand Nine Hundred and Eighty Five

Signed, Sealed and Delivered in the Presence of

Dorothy L. Folger

Folger R. Thomet

(Seal)  
(Seal)  
(Seal)  
(Seal)  
(Seal)  
(Seal)

State of South Carolina,

Pickens

County

Personally appeared before me the undersigned witness and

made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(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 18th

day of January A.D. 19 85

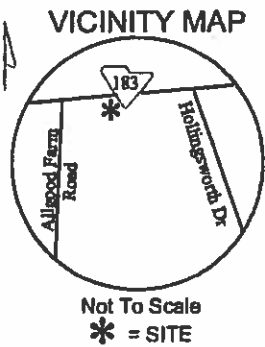
Notary Public for South Carolina

(Seal)

D # K328

LINE TABLE		
Line	Bearing	Distance
L1	S 00°05'43" E	49.95'
L2	N 57°44'38" W	36.67'
L3	S 51°06'48" W	52.02'
L4	N 53°11'50" W	71.04'
L5	S 22°39'46" W	44.04'
L6	S 83°15'20" W	47.83'
L7	N 62°42'01" W	40.43'
L8	S 58°37'08" W	67.48'

- Dorothy F. Peace -  
PB 59 @ 29



000002597 02/15/2001 12:46:18PM  
Filed At Register of Deeds  
Pickens County SC  
Fees Paid \$10.00



- Dorothy F. Peace -  
PB 59 @ 29

- Dorothy F. Peace -  
PB 59 @ 29

Total Area  
3.095 ac.  
Inc. all R/W



10A

NOTES:

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and only other facts that an accurate and current title search may disclose. This survey does not constitute a title research, flood study, wetlands delineation or environmental inspection by the surveyor.

PROPERTY DESIGNATION:

1255 Walhalla Highway, Pickens, SC  
T.M.S. #F11-00-010C

REFERENCES:

Deed Book 14N @ 656.  
Plat Book 26 @ 951.

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 B Survey as specified therein; also there are no visible projections or encroachments other than shown.

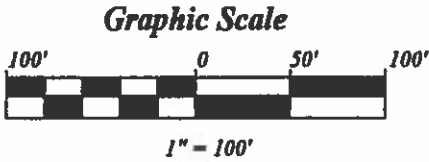
PERRY RAY DUNN RLS # 19400

*Ray Dunn*

LEGEND

- Iron Pipe Found
- Iron Pipe Set
- SR Solid Rod
- CT Crimp Top
- OT Open Top
- Point
- CL Centerline
- R/W Right of Way
- Line Not To Scale

SURVEY FOR  
**Robert Harris &  
Pam Harris**  
Pickens County, S.C.  
January 31, 2001



10  
11

Prepared By: R. Murray Hughes, Attorney at Law  
P. O. Box 1389  
Pickens, South Carolina 29671

Grantee Address: 1233 Walhalla Hwy.  
Pickens, S. C. 29671  
(NO TITLE SEARCH BY THIS FIRM)

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

KNOW ALL MEN BY THESE PRESENTS, that I, DOROTHY FOLGER PENCE, in consideration of the sum of One and No/100 (\$1.00) dollar, and no other considerations, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto DOROTHY FOLGER PENCE, as Trustee under the "Dorothy Folger Pence Twelve Mile Trust under agreement dated January 26, 2012", Grantee, her successors in trust and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens located approximately 2 miles west of Pickens and containing 2.0 acres, more or less, and known and identified as Tract 1-A according to plat of C. E. Shehan, RLS # 8810-B, dated May 18, 1992 and having such courses and distances, metes and bounds as will be shown by reference to said plat recorded in the Office of the Register of Deeds for Pickens County in Plat Book 59 at page 29."

TMS# 4171-00-91-2182

ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens located approximately 2 miles west of Pickens and containing 82.58 acres, more or less, and known and identified as Tract 1 according to plat of C. E. Shehan, RLS # 8810-B, dated May 18, 1992 and having such courses and distances, metes and bounds as will be shown by reference to said plat recorded in the Office of the Register of Deeds for Pickens County in Plat Book 59 at page 29."

TMS# 4171-00-70-9625



ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens located approximately 2 miles west of Pickens and containing 6 acres, more or less, and known and identified as Tract 2 according to plat of C. E. Shehan, R/S # 8810-B, dated May 18, 1992 and having such courses and distances, metes and bounds as will be shown by reference to said plat recorded in the Office of the Register of Deeds for Pickens County in Plat Book 59 at page 29."

TMS# 4171-00-89-2785

The above three parcels are the identical property conveyed unto Dorothy F. Pence by Deed of Distribution from the Estate of Dorothy L. Folger, dated July 9, 1993 and recorded August 6, 1993 in Deed Book 210 at Page 144. See records of the Pickens County Probate Court Case #92ES3900017.

Property Address: 1233 Walthalla Hwy., Pickens, S. C. 29671

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 in trust and assigns, forever.

WITNESS the grantor's(s') hand(s) and seal(s) this 26<sup>th</sup> day of January, 2012.

SIGNED, sealed and delivered in the presence of:



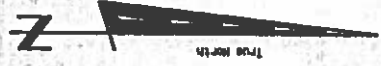
*Dorothy Folger Pence*  
Dorothy Folger Pence



BUSINESS RECORDS CORPORATION

10 11

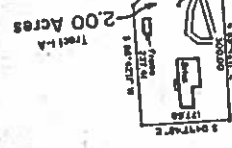
LINE	BEARING	DISTANCE
1	N 88° 00' 00" E	156.44
2	S 89° 00' 00" E	191.87
3	S 89° 00' 00" E	139.77
4	N 88° 00' 00" E	113.23
5	S 89° 00' 00" E	78.30
6	S 89° 00' 00" E	134.43



Dorothy L. Folger, Estate  
Survey for  
Pickens County, S. C.  
Located 2 miles + West of Pickens, S. C.  
Pickens County, South Carolina  
May 18, 1992  
1" = 200'



Steve J. Holcombe



2.00 Acres

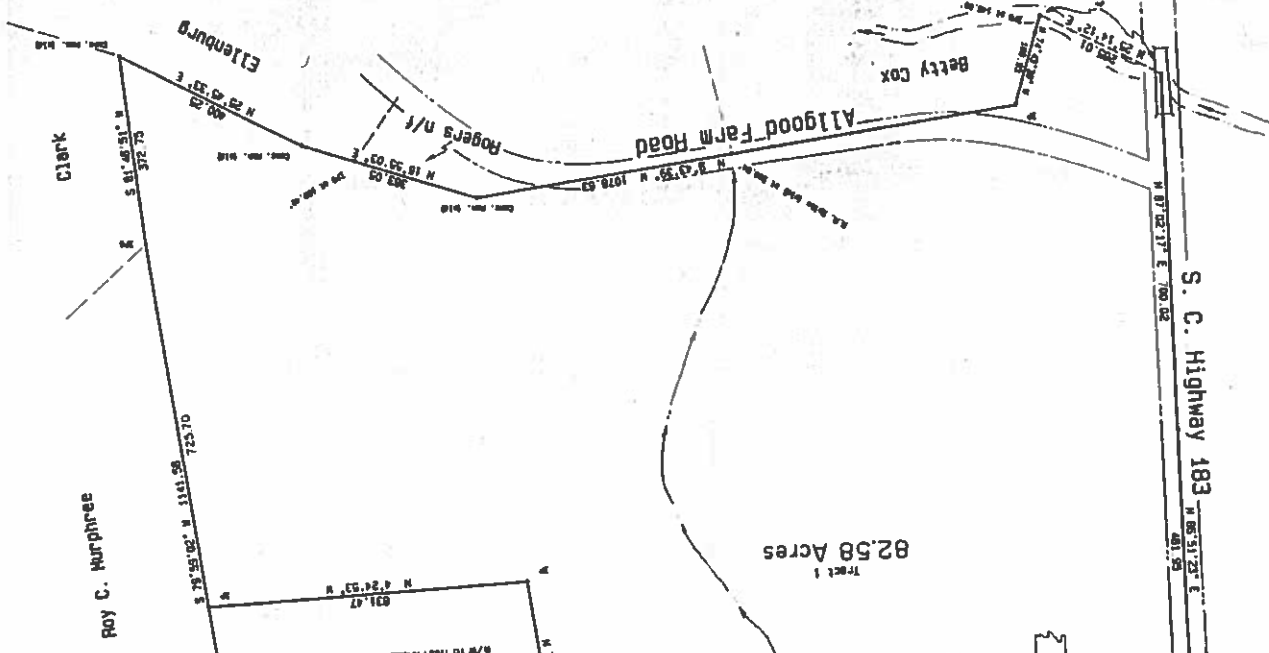


2.00 Acres

Robert & Pam Harris

82.58 Acres

6.00 Acres



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 exceeds the requirements for a Class B Survey as specified therein.  
C. E. Shehan, Registered Tier B Surveyor 00100  
NOTE: This plat revised August 3, 1992, to show 2.00 Acres Total.  
Registered Land Surveyor No. 00100  
Pickens, South Carolina 29571  
Phone (803) 478-8228  
C. E. SHEHAN  
SURVEYING