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BK 2441PG315

State of South Carolina

FILED-RECORDED
RMC / ROD

2000 JUN -7 AM 9:33

LINDA T. MESSERVY
DORCHESTER COUNTY, SC

Jst
James A. Bell,
Attorney at Law, P.A.
216 Parler Avenue
Post Office Box 905
St. George, South Carolina 29477

TITLE NOT EXAMINED

DORCHESTER COUNTY

SC Deed Rec Fee _____

Dor Co Deed Rec Fee _____

Filing Fee 10.00

Exemption # 1

LINDA T. MESSERVY
Register of Master Deeds

KNOW ALL MEN BY THESE PRESENTS, That I, James P Wagers

in the State aforesaid, for and in consideration of the
sum of Five (\$5.00) Dollars, love and affection for my mother
to me paid by Ruby L. Wagers
in the State foresaid
have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the
said Ruby L. Wagers, A LIFE ESTATE ONLY IN AND TO THE FOLLOWING DESCRIBED PROPERTY,
TO-WIT:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the East side of U. S. Highway #15, near Rosinville, in School District #4, County of Dorchester, State of South Carolina, and butting, bounding and measuring as follows, to-wit: On the North by lands of James P. Wagers and measuring thereon 135 feet; On the East by lands of James P. Wagers and measuring thereon 90 feet; On the South by lands of James P Wagers and measuring thereon 135 feet; and On the West by U. S. Highway #15 and measuring thereon 90 feet.

Situate on the above described lot of land is the dwelling of the said Ruby L. Wagers.

The above described property is a portion of that proeprty inherited by the said James P. Wagers from the Estate of Albert W. Wagers and deeds recorded in Record Book 1399 at Page 73, Record Book 1415 at Page 323, Record book 1450 at Page 335, Record Book 1450 at Page 334, Record Book 1831 at Page 272, Record Book 2207 at Page 207 and Record Book 2435 at Page 324, Office of the RMC for Dorchester County.

Coming Out

TMS# / of 023-00-00-080 Going into TMS#023-00-00-164

Address of Grantee: 1736 Highway 15 North
St. George, S. C. 29477

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said

Ruby L. Wagers, her
Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors
and Administrators, to warrant and forever defend all and singular the said premises unto the said

Ruby L. Wagers, her
Heirs and Assigns, against me and my Heirs and against every
person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 6th day of June
in the year of our Lord two thousand and 00
and in the 224th year of the Sovereignty
and Independance of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF
(1) James P. Clayton } (SEAL)
(2) Claudia W. Hart } (SEAL)

STATE OF SOUTH CAROLINA,
County of DORCHESTER.

BEFORE ME personally appeared the undersigned witness and made oath that (s)he saw the within named Grantor sign, seal, and as Grantor's
act and deed, deliver the within written Deed; and that (s)he, with the other witness above subscribed, witnessed the execution thereof.

Sworn to before me, this 6th
day of June A. D. 20 00.
(3) Claudia W. Hart (L. S.) (1 or 2) James P. Clayton
Notary Public for South Carolina (Signature of 1st or 2nd Witness)
My Commission Expires: 1/24/2007

James A. Bell,
Attorney at Law, P.A.
216 Parler Avenue
Post Office Box 905
St. George, South Carolina 29477

State of South Carolina

County of DORCHESTER.

JAMES P. WAGERS

RUBY L. WAGERS

TO

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed
for record in my office at 9:33 M. o'clock on
the 7th day of June, 2000, and was immediately entered upon the
proper indexes and duly recorded in Book 2441
of Deeds, page 315

Linda T. Messersmith

Clerk of Court of Common Pleas and General Ses-
sions for County, S. C.

I hereby certify that the within Deed has been
this day of
, A. D. 20 , Recorded
in Book of Deeds, page
for Auditor
County

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER.)

AFFIDAVIT

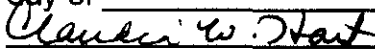
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

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
near St. George /Out of 023-00-00-080
 bearing Dorchester County Tax Map Number/ Into 023-00-00-164, was
 transferred by James P. Wagers
 to Ruby L. Wagers
 on June 6, 2000.
3. The deed is NOT EXEMPT from the recording fee, and the FAIR MARKET VALUE is
_____.
4. The deed is exempt from the deed recording fee because (Use new exemption numbers and explain reason for exemption):
EXEMPTION # 1 AND EXPLANATION FOR EXEMPTION
Conveying to Mother a Life Estate-No Money Passed

5. 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
6. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year or both.


 Responsible Person Connected with the Transaction

Sworn to before me this 6th
 day of June, 2000.


 Notary Public for South Carolina
 My Commission Expires: 1.24.2007

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TITLE NOT EXAMINED

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Register of Mesite Conveyances

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Heirs and Assigns forever.

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(2) Claudia W. Hart

James P. Clayton (SEAL)
Claudia W. Hart (SEAL)

STATE OF SOUTH CAROLINA,
County of DORCHESTER.

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day of June

A. D. 20 00.

(1 or 2)

(3) Claudia W. Hart (L. S.)

James P. Clayton
(Signature of 1st or 2nd Witness)

Notary Public for South Carolina

My Commission Expires: 1/24/2007

James A. Bell,
Attorney at Law, P.A.
216 Parler Avenue
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State of South Carolina
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JAMES P. WAGERS

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Auditor
County

STATE OF SOUTH CAROLINA)
)
 COUNTY OF DORCHESTER.)

AFFIDAVIT

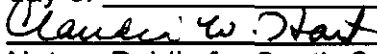
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