

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

KNOW ALL MEN BY THESE PRESENTS That **Phillips Farm Properties, LLC**, in consideration of the sum of Five and no/100 (\$5.00) Dollars, and other valuable consideration, to it paid by **Mark Emory Phillips and Stephanie G. Phillips**, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, subject to the ordinances, easements, rights-of-way, restrictions, reservations and conditions set forth herein, unto the said **Mark Emory Phillips and Stephanie G. Phillips**, 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 together with every contingent remainder and right of reversion, the following described property, to wit:

SEE SCHEDULE A ATTACHED HERETO AND INCORPORATED HEREIN

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

TO HAVE AND TO HOLD, all and singular the said premises before mentioned, unto the said **Mark Emory Phillips and Stephanie G. Phillips**, 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 together with every contingent remainder and right of reversion, subject to the ordinances, easements, rights-of-way, restrictions, reservations and conditions set forth herein.

And it hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said **Mark Emory Phillips and Stephanie G. Phillips**, 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 together with every contingent remainder and right of reversion, against itself and its successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof, subject to the ordinances, easements, rights-of-way, restrictions, reservations and conditions set forth herein.

TITLE NOT SEARCHED OR CERTIFIED BY BRYANT FANNING & SHULER, LLP

FILED Jun 26, 2019 09:00 am
BOOK 01880
PAGE 0068 THRU 0070 A
INSTRUMENT # 2019002694

Demetrice Williams
Signature


FILED
ORANGEBURG
COUNTY
DEMETRICE WILLIAMS
REGISTER OF DEEDS

ENTERED IN THE OFFICE OF THE ASSESSOR
DATE: 06-26-2019
JIM MCLEAN, ORANGEBURG COUNTY ASSESSOR

Orangeburg County 06-26-2019
SOUTH CAROLINA
County Revenue Stamp \$16.50
State Revenue Stamp \$39.00

IN THE PRESENCE OF

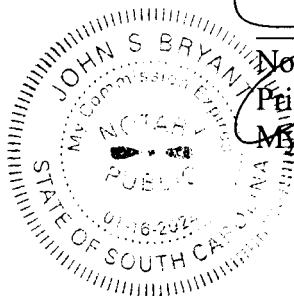
Phillips Farm Properties, LLC


BY: Richard E. Phillips, Sr.
ITS: Member

STATE OF SOUTH CAROLINA)
)
COUNTY OF ORANGEBURG)

On the 24th day of June, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Richard E. Phillips, Sr.**, duly authorized member of **Phillips Farm Properties, LLC**, personally known to me to be the person(s) whose name(s) is/are subscribed in this instrument and acknowledged that ~~s/he/they~~ executed it.

WITNESS under my hand and official seal.



Notary Public for South Carolina
Print Name of Notary John S. Bryant
My commission expires: 1-16-24

SCHEDULE A

All that certain piece, parcel or tract of land with any improvements thereon, situate, lying and being in School District #4, Orangeburg County, State of South Carolina, **containing 20.83 acres, more or less**, being more particularly shown and delineated as **New Tract 1** on a plat prepared for Mark Emory Phillips and Stephanie G. Phillips by Dangerfield Engineering & Surveying, approved by John Madison Dangerfield II, PE, PLS, dated June 4, 2019, and recorded in the Office of the Register of Deeds for Orangeburg County in Plat Book D417, page 10; all metes, bounds, courses and distances as are evidenced on the aforesaid plat as they relate to the property described herein are incorporated herein by reference and subject to an accurate current survey.

ALSO: that certain access easement as shown as “New 25’ private access easement along earthen field road” shown on the aforesaid plat.

This is a portion of the same property conveyed to Phillips Farm Properties, LLC by deed of Richard E. Phillips, Sr. and Joann G. Phillips dated and recorded December 29, 2000, in said Register’s Office in Deed Book 847, Page 277.

Subject to all ordinances, restrictions, covenants, by-laws, limitations, easements and/or rights-of-way of record.

Tax Map No.: 0109-00-03-009 (portion)

Grantee’s Address: 3329 Timberline Drive, Orangeburg SC 29118

STATE OF SOUTH CAROLINA)
)
COUNTY OF ORANGEBURG)

Date of Transfer of Title
Closing Date 6/24/19

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 **New Tract 1, 20.83 acres, more or less, Deer Trail Road, Cope SC 29038, Portion of Tax Map Number 0109-00-03-009** by deed of **Phillips Farm Properties, LLC to Mark Emory Phillips and Stephanie G. Phillips.**
3. Check one of the following: **The DEED is**
 - (a) XX 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
Explanation if required: (If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or 3(b) above has been checked.
 - (a) XX the fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$15,000.00.**
 - (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 _____ 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. If YES, the amount of the outstanding balance of this lien or encumbrance is \$ _____.
6. The DEED recording fee is computed as follows:
 - (a) \$15,000.00 the amount listed in item 4 above.
 - (b) 0 the amount listed in item 5 above.(no amount place zero)
 - (c) \$15,000.00 Subtract line 6(b) from line 6(a) and place the result.
7. The Deed recording fee is based on the amount listed on Line 6 above & the deed recording fee due is: **\$55.50.**
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/Grantee.**
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.

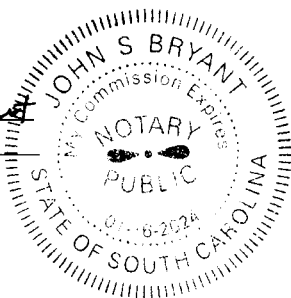

Grantor/Grantee

SWORN to before me this 24th
day of June, 2019

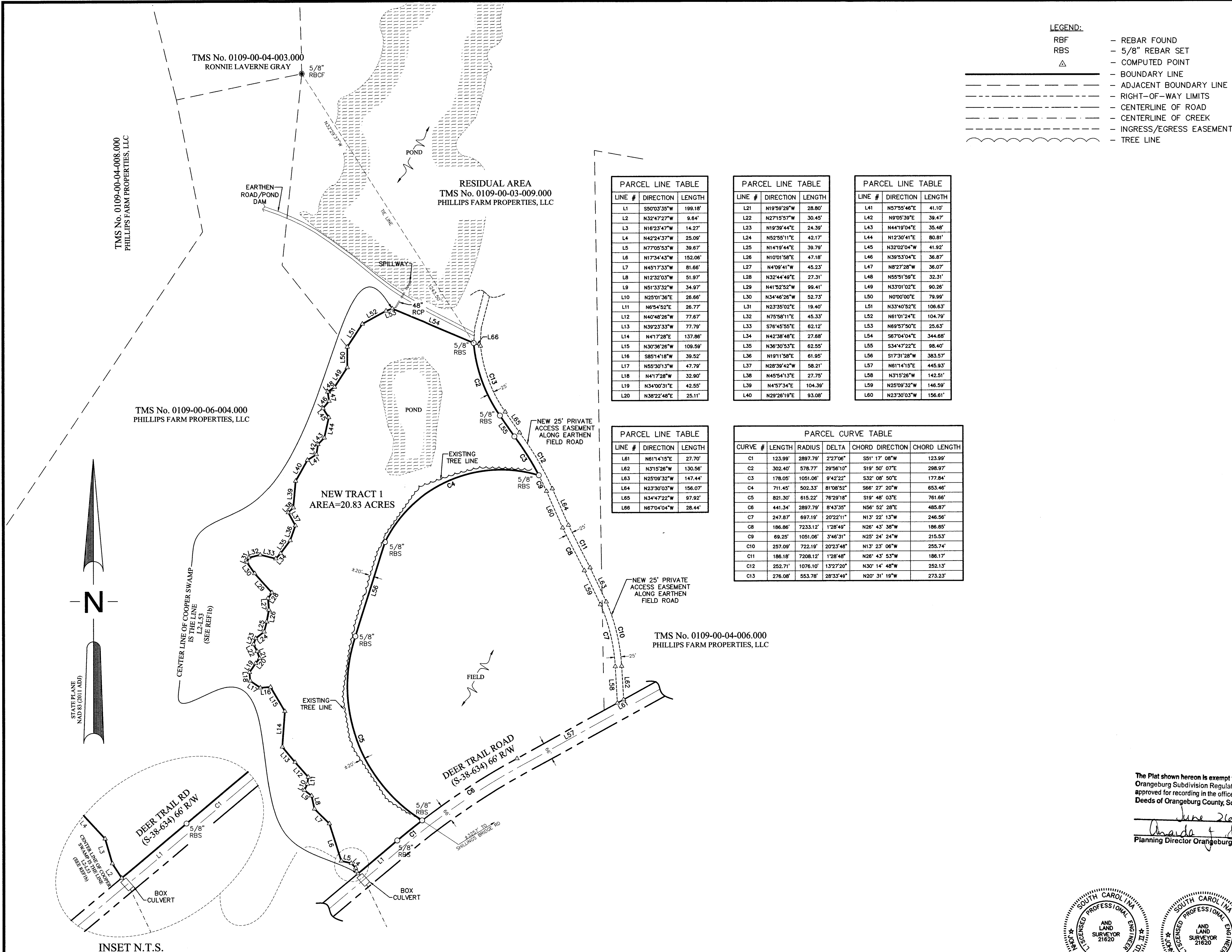
Notary Public for SC

Print Name of Notary John S. Bryant

My commission expires: 1-16-24



JSB



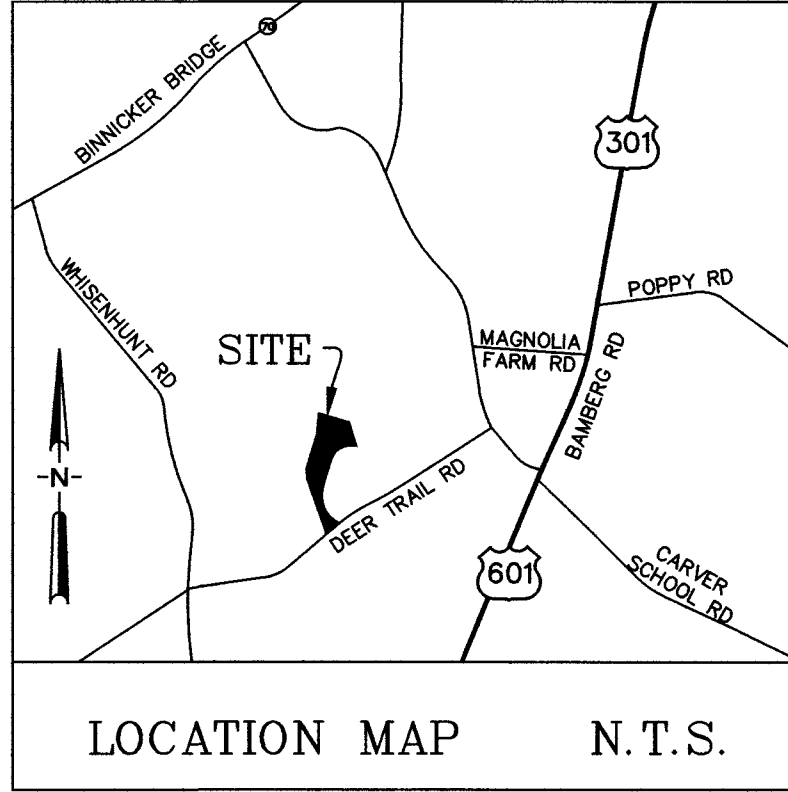
- LEGEND:
- RBF
 - RBS
 - △
 - REBAR FOUND
 - 5/8" REBAR SET
 - COMPUTED POINT
 - BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - RIGHT-OF-WAY LIMITS
 - CENTERLINE OF ROAD
 - CENTERLINE OF CREEK
 - INGRESS/EGRESS EASEMENT
 - TREE LINE

P- BK:00D417PG:0010

FILED Jun 26, 2019 08:59 am
BOOK 00D417
PAGE 0010 THRU 0010
INSTRUMENT # 2019000178
Demetrius Williams
Signature

FILED ORANGEBURG COUNTY
DEMETRIUS WILLIAMS
REGISTER OF DEEDS

PROCESSED BY
JUN 27 2019
GIS OFFICE



- NOTES:
- THIS PLAT REPRESENTS THE SUBDIVISION OF TMS No. 0109-00-03-009.000 TO CREATE NEW TRACT 1 AREA=20.83 ACRES.
 - PARCEL IS OWNED BY PHILLIPS FARM PROPERTIES, LLC AND IS ABOUT TO BE CONVEYED TO MARK EMORY PHILLIPS & STEPHANIE G. PHILLIPS.
 - IN ACCORDANCE TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 450160-0365-C, DATED JANUARY 16, 2014 THIS PROPERTY LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE.
 - ADJACENT OWNERS ARE LISTED PER TAX RECORDS AS OF 5/30/2019.
 - THIS PLAT DOES NOT REPRESENT THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL OR NON-JURISDICTIONAL WETLANDS.
 - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - NO ABSTRACT OF TITLE, TITLE COMMITMENT OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD OR OTHERWISE, THAT AFFECT THIS PARCEL MAY EXIST.
 - ALL CORNERS ALONG COOPER SWAMP ARE COMPUTED CORNERS UNLESS OTHERWISE NOTED.

- REFERENCES:
- REFERENCE THE FOLLOWING PLATS RECORDED AT THE ORANGEBURG COUNTY R.O.D.
 - a) F.W. FREDERICK 8/18/1922 L3-166
 - b) JOHN M. TATUM 5/1/1952 L10-7
 - c) M.C. O'CAIN 1/1/1959 L11-135
 - d) H.M. CHAPLIN 5/1985 L62-7
 - e) RICHARD I. STROMAN 2/19/1976 L42-120
 - f) CLIFTON H. HARPER 10/5/2016 D314-7
 - REFERENCE THE FOLLOWING SCDOT HIGHWAY DOCKET:
 - a) 38.601

BOUNDARY LINE AGREEMENT CERTIFICATION:

IT IS AGREED BY RICHARD E. PHILLIPS, SR. & MARK EMORY PHILLIPS THAT THE LINES AS SHOWN HEREON ARE THE COMMON BOUNDARY LINES BETWEEN NEW TRACT 1, TMS No. 0109-00-06-004.000, AND RESIDUAL TMS No. 0109-00-03-009.000.

THE UNDERSIGNED HEREBY AGREE FOR THEIR HEIRS, SUCCESSORS, AND ASSIGNS THAT SAID LINE HEREINABOVE DESCRIBED SHALL CONSTITUTE THE BOUNDARY BETWEEN THE TWO PARTIES.

Richard E. Phillips, Sr.
RICHARD E. PHILLIPS, SR.
PHILLIPS FARM PROPERTIES, LLC

Mark Emory Phillips
MARK EMORY PHILLIPS

The Plat shown hereon is exempt from the County of Orangeburg Subdivision Regulation and has been approved for recording in the office of the Register of Deeds of Orangeburg County, South Carolina.

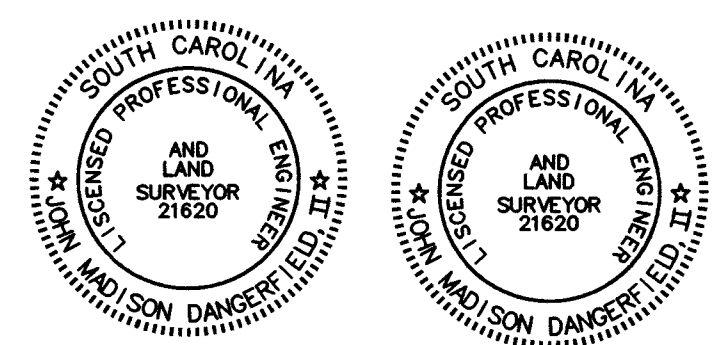
June 26, 2019
Planning Director Orangeburg County

A PLAT OF
NEW TRACT 1
AREA=20.83 ACRES
A PORTION OF TMS No. 0109-00-03-009.000

PREPARED FOR:
MARK EMORY PHILLIPS & STEPHANIE G. PHILLIPS

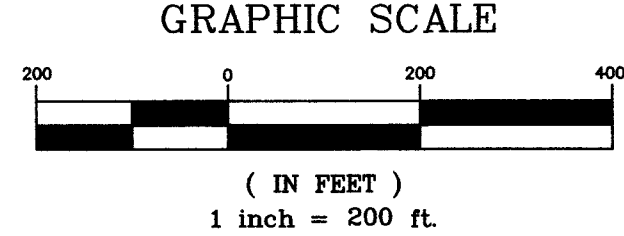
DEER TRAIL ROAD
TOWN OF COPE
ORANGEBURG COUNTY, SC

SCALE: 1"=200' DATE: JUNE 4, 2019



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 STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

June 4, 2019
John Madison Dangerfield II, PE, PLS, No. 21620



DANGERFIELD
ENGINEERING + SURVEYING

CONSULTING • CIVIL ENGINEERING
LAND PLANNING • SURVEYING

803.354.1393

394 NANSBROOK DRIVE • ORANGEBURG, SC 29115

2000/5435

MORGER, BARNWELL & REID, LLP
P. O. DRAWER 820
ORANGEBURG, SC 29116-0820
GAIL LANEY

STATE OF SOUTH CAROLINA,
COUNTY OF ORANGEBURG

TITLE TO REAL ESTATE REGISTER OF DEEDS
ORANGEBURG CO., S.C.

'00 DEC 29 PM 3 12

KNOW ALL MEN BY THESE PRESENTS, That, WE, Richard E. Phillips, Sr. and Joann G. Phillips in the State aforesaid for and in consideration of the sum of Five and no/100 (\$5.00) Dollars to me paid by Phillips Farm Properties, LLC in the State aforesaid, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Phillips Farm Properties, LLC, its successors and assigns, in and to the following described property, to wit:

All that certain piece, parcel or tract of land, with any improvements thereon, situate, lying and being in School District No. 4, Union Township, County of Orangeburg, State of South Carolina, containing 93.424 acres, more or less, and being designated as Tract 3, on a Plat of Property of Estate of Henry L. Whisenhunt, prepared by Henry M. Chaplin, RLS, dated May, 1985, recorded in the office of the RMC for Orangeburg County in Plat Book 62, at Page 7, and bounded now or formerly as follows: On the North and Northwest by property of Annie Mae Thomas, et al; on the Northeast by the right-of-way of a County Road leading to SC Highway No. 70; on the East by the right-of-way of a County Road leading to SC Highway S-38-634, separating the property herein from Tract 5, on the aforesaid plat and by Tract 4; on the South by a road, separating this property from Tract 1 and by Tract 2; and on the West by a stream. LESS AND EXCEPT: 16.20 acres, more or less, previously conveyed to Richard E. Phillips by deed of Cornelia W. Pannell, recorded in the aforesaid office in Deed Book 676, at Page 109 and 2 acres, more or less, conveyed to Ollie Mae Hair by deed of Cornelia W. Pannell, recorded in Deed Book 594, at Page 185. Being the same property conveyed to Richard E. Phillips, Sr. by deed of Cornelia W. Pannell recorded December 15, 1998 in the office of the RMC for Orangeburg County in Deed Book 733, at Page 57. TMS #0111-00-00-038 New 0109-00-05-002 #813642

ALSO: All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in Union Township, County of Orangeburg, State of South Carolina, containing sixteen and twenty-hundredths (16.20) acres, more or less, and being more particularly set forth and shown on a plat prepared for Richard E. Phillips, by Edisto Surveyors, Inc., approved by A. R. Parler, Jr., RLS, dated October 22, 1997, recorded in the office of the RMC for Orangeburg County in Plat Book C-62 at Page 8, and bounded and measuring as follows: On the Northeast by the right-of-way of Whisenhunt Road (OC Rd No. 1122), measuring thereon one thousand two hundred ninety-four and seventy-hundredths (1,294.70) feet; on the Southeast by property of Henry Whisenhunt, measuring thereon one hundred ninety-six and eighty-one hundredths (196.81) feet; on the South by property of Henry Whisenhunt, measuring thereon four hundred twenty-two (422) feet; on the Southwest by property of Cornelia W. Pannell, measuring thereon one thousand one hundred twenty and seventy-hundredths (1,120.70) feet; and on the Northwest by property now or formerly of Dorothy Mae Busby, et al., measuring thereon five hundred thirty-four and seven one-hundredths (534.07) feet; all measurements being more or less. Said property having such size, shape, courses, distances and boundaries and measurements as more particularly set forth and shown on the aforesaid plat and for a more complete and accurate description, referenced is craved thereon. Being the same property conveyed to Richard E. Phillips, Sr. by deed of Cornelia W. Pannell recorded in the office of the RMC for Orangeburg County in Deed Book 676, at Page 109. TMS #0111-00-00-048 New 0109-00-05-006 #986909

ALSO: All those certain pieces, parcels or tracts of land, with all improvements thereon, situate, lying and being in Union Township, School District No. 4, located approximately

ENTERED IN THE OFFICE OF ASSESSOR
MAP _____ SHEET _____ BLOCK _____ PARCEL _____
THIS 5 OF 5
ORANGEBURG COUNTY MARION K. LLOYD, COUNTY ASSESSOR

BR0847PG277

eight (8) miles South of the City of Orangeburg, County of Orangeburg, State of South Carolina and described as follows:

Tract 1: Eighty-one and one-tenth (81.1) acres, more or less, and bounded now or formerly and generally as follows: On the North by property of J. C. Hayden and property of Cuffy Estate; on the East by property of Cuffy Estate; on the South by property of T. D. Godowns, by property of Henry D. Sandel, Jr. and property of International Minerals and Chemicals; and on the West by property of Engle. **SAVE AND EXCEPT** (a) lot conveyed to Emily S. Grantham by deed recorded in the office of the RMC for Orangeburg County in Deed Book 512, at Page 831; (b) 10.37 acres, more or less, recorded in Deed Book 548, Page 815; and (c) 19.98 acres, more or less, recorded in Deed Book 549 page 85 and shown on a Plat recorded in Plat Book 73-S, Page 83. *NEW 0128-00-01-042 #997132*

Tract 2: Sixty-three (63) acres, more or less, and shown on a plat by Henry M. Chaplin, RLS, dated May 21, 1974, recorded in the office of the RMC for Orangeburg County in Plat Book 40, at Page 66, and bounded generally and now or formerly as follows: On the North by lands of John N. Blewer; on the East by lands of E. A. Fogle; on the Southeast by lands of Geneva Tyler; on the Southwest by lands of Westbury Subdivision a/k/a Price Tyler Subdivision, by lands of Williams and by property of J. K. Westbury; on the Northwest by lands of John N. Blewer. *NEW 0129-00-04-032 #997134*

Tract 3: Sixty-eight (68) acres, more or less, and bounded now or formerly and generally as follows: On the North by the right-of-way of Simon Siding Road; on the East by property of Carver School; on the South by the run of Cooper Swamp; and on the West by the right-of-way of the Atlantic Coastline Railroad. **SAVE AND EXCEPT**, eight (8) acres, more or less, shown on a Plat for Nathaniel Sims, prepared by Donald J. Smith, Jr., RLS, dated February 13, 1987 and Lot 1A, 2A, and 3A on a plat of Simon Siding Subdivision, prepared by Henry M. Chaplin, RLS, dated April 7, 1971. *NEW 0129-00-06-001 #997133*

Tract 4: Lots 1B, 2B, 3B and 4B, Simon Siding Subdivision, shown on a plat prepared by Henry M. Chaplin, RLS, recorded in the office of the RMC for Orangeburg County in Plat Book 33, at page 49, and together bounded and measuring as follows: On the Northeast by the right-of-way of S-38-376, measuring thereon two hundred seventy (270) feet; on the Southeast by Simons Siding Drive, measuring thereon four hundred seventy-five (475) feet; on the Southwest by Lot 5B, on said plat, measuring thereon two hundred seventy (270) feet; and on the Northwest by property now or formerly of Traywick, measuring thereon four hundred seventy-five (475) feet; all measurements being more or less. *NEW 0129-00-06-002 #997135*

The above four tracts of land conveyed to Richard E. Phillips, Sr. by deed of James D. Traywick recorded May 1, 1998 in the office of the RMC for Orangeburg County in Deed Book 696 at Page 349. TMS # 129-00-00-002 and 129-00-00-041 and 129-00-00-010 and 129-00-00-094. *#997132 #997134 #997133 #997135*

ALSO: All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in Goodland Township, County of Orangeburg, State of South Carolina, formerly known as the "Fanning Place", containing two hundred (200) acres, more or less, and bounded now or formerly as follows: On the North by lands of John T. Kennedy, of Olin F. Counts and of Joe Milligan; on the East by lands of Stroman, of John T. Kennedy and of M. O. Counts; on the South by lands of the Estate of W. S. Porter; and on the West by Dean Swamp. Being the same property conveyed to Richard E. Phillips and Joann G. Phillips by deed of Storeys Forest Products, Inc. recorded in the office of the RMC for Orangeburg County in Deed Book 643, at page 0009. TMS #0008-00-00-010. *#0122510 NEW 0007-00-01-029*

ALSO: All those certain piece, parcel or tracts of land, with all improvements thereon, situate, lying and being in Goodland Township, County of Orangeburg, State of South Carolina, and described as follows:

One hundred fifty-five (155) acres, more or less, bounded generally as follows: On the North by lands now or formerly of Carolina Joint Stock Land Bank; on the East by lands now or formerly of S. J. Hallman and of B. B. Boland; and on the West by lands now or

BR0847P0278

formerly of M. O. Counts.

Twenty (20) acres, more or less, bounded generally as follows: On the North by lands now or formerly of Callie B. Smith and of C. F. Bergdorf; on the East by lands now or formerly of H. H. Fanning, et al; on the South by lands now or formerly of Estate of Mrs. Victoria Boyleston, deceased and on the West by lands now or formerly of Mrs. Pearle H. Cooper.

Being the same property conveyed to Joann G. Philips by deed of Elizabeth Bethea and J. Earl Bethea recorded in the office of the RMC for Orangeburg County in Deed Book 662, at Page 329. TMS #0008-00-00-032 # 0385810 # 0011-00-07-006

ALSO: All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in Goodland Township, near the Town of Springfield, Orangeburg County, South Carolina, containing approximately 19 acres, more or less, and being bounded as follows: On the North by property now or formerly of Pearl H. Williams; on the East by property now or formerly of Richard Phillips, Sr., et al.; on the South by property now or formerly of Richard Phillips; and on the West by the 100 foot right-of-way of Southern Railway. Being the same property conveyed to Richard E. Phillips by deed of Jennie H. Boylston recorded in the office of the RMC for Orangeburg County in Deed Book 591, at page 305. TMS #0008-00-00-055 # 0036990 New 0011-00-08-005

ALSO: Parcel 1: All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in Goodland Township, School District 1, County of Orangeburg, State of South Carolina, containing one hundred seventy (170) acres, more or less, and being set forth on a plat for Randy P. Hughes, prepared by W. F. Stokes & Associates, approved by W. F. Stokes, RLS, dated August 6, 1974, recorded in the office of the RMC for Orangeburg County in Plat Book 40 at Page 81, being irregular in shape, and bounded now or formerly as follows: On the Northwest by the right of way of SC Road S-38-132; on the Northeast by property of J. C. Judy; on the Southwest by the right of way of a County Road and by property of Mrs. S. M. Fogle; on the Southwest by the right of way of SC Road S-38-184; and on the West by property of Randy Hughes. **SAVE AND EXCEPT:** Three (3) acres, more or less, conveyed to Franklin Williams, et ux and Jerry W. Poor, et ux, by deeds of Randy P. Hughes recorded in the office of the RMC for Orangeburg County in Deed Book 470 at page 533 and 535, respectively. The above property is subject to SC Road S-38-186 shown on the plat recorded in Plat Book 40 at page 81. New 0035-00-06-001 # 0052540

Parcel 2: All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in Goodland Township, School District 1, County and State aforesaid, containing fifty and one-tenths (50.1) acres, more or less, and bounded now or formerly as follows: On the North by the right of way of SC Road S-38-184; on the East by lands of Randy P. Hughes; on the South by the right of way of S.C. Road S-38-132; and on the West by property of Carl H. Huffman and of Mike Richard Gleaton. TMS #0036-00-00-017 # 0052540 New 0035-00-06-001

Parcel 3: All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in Goodland Township, School District 1, County of Orangeburg, State of South Carolina, containing one hundred twenty-seven (127) acres, more or less, and shown on a Plat prepared by J. E. Knotts, Surveyor, dated February 15, 1945, recorded in the office of the RMC for Orangeburg County in Plat Book 7, at Page 79, and bounded now or formerly as follows: On the North by property of H. F. Gleaton; on the East by property of Estate of Mike Gleaton; on the South by the right of way of a country road, separating this property from lands of D. E. Bean and by lands of D. E. Bean; and on the West by Rocky Swamp. TMS #0035-00-00-008 # 0170000 New 0035-00-07-002

The above three parcels of land having been conveyed to Joann G. Phillips by deed of Jack Scott Butler, Jr. and Karen P. Butler recorded September 8, 1997 in the office of the RMC for Orangeburg County in Deed Book 661, at page 225.

ALSO: All that certain piece, parcel or tract of land, with all improvements thereon, situate,

lying and being near the Town of Cope, County of Orangeburg, State of South Carolina, containing two hundred eleven (211) acres, more or less, and bounded generally as follows: On the South by the right of way of U.S. Highway 301; on the West by property now or formerly of Hayden, the branch being the line; on the Northwest by property now or formerly of Traywick; on the North by property now or formerly of Whisenhunt; on the East by the run of a branch, the branch being the line; on the North again intersected by the right of way of SC Road S-38-634; and on the East by property now or formerly of Godowns. **SAVE AND EXCEPT:** property southeast of U.S. Highway 301 conveyed to William E. Hayden by deed of Frank B. Estes, et al, recorded in the office of the RMC for Orangeburg County in Deed Book 607, at Page 601. Being the same property conveyed to Richard E. Phillips, Sr. by deed of Woodlands, Inc. and Walker Land Sales, Inc. recorded February 27, 1997 in the office of the RMC for Orangeburg County in Deed Book 640, at Page 951. TMS #0111-00-00-017 # 0331600 New 0109-00-06-004

ALSO: All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in Goodland Township, County of Orangeburg, State of South Carolina, containing one hundred fifty-five (155) acres, more or less, and being shown on a plat for Coline Wilson, prepared by J. E. Knotts, Surveyor, dated October 3, 1933, recorded in the office of the RMC for Orangeburg County in Plat Book 7, at Page 147, being irregular in shape and bounded generally as follows: On the North by property formerly of Federal Land Bank, now or formerly of H. J. Bailey; and by the right of way of Old Mill Road; on the East by Goodland Creek, separating this property from lands formerly of Victoria Felder and now or formerly of Estate of W. D. Cooper; on the South by property now or formerly of L. G. Phillips and by the right of way Old Mill Road; on the East again by lands of Phillips; on the South again by lands of Huitt Phillipps; and on the West by property formerly of Huitt Phillips, formerly of Fanning and now or formerly of Olin Burgdorf. Being the same property conveyed to Richard E. Phillips by deed of William R. P. Wilson recorded in the office of the RMC for Orangeburg County in Deed Book 671, at Page 73. TMS #0008-00-00-057 # 0390120 New 0011-00-02-017

ALSO: All that certain piece, parcel or tract of land, containing 7.08 acres, more or less, situate, lying and being in Goodland Township, County of Orangeburg, State of South Carolina, bounded as follows: North by other lands of Wilbur W. Grooms; on the East by lands of Nina W. Smith, et al.; on the South by South Carolina State Highway No. 4; and on the West by other lands of Wilbur W. Grooms. Said tract being more fully shown and delineated on plat showing 7.08 acres, prepared for Wilbur W. Grooms by Edisto Surveyors, Inc., A.R. Parler, Jr., South Carolina R.L.S. No. 5301, dated September 9, 1986 and recorded in the office of the Clerk of Court for Orangeburg County in Plat Book 64, at page 24. Being the same property conveyed to Richard E. Phillips, Sr. by deed of Wallace K. Wise recorded in the office of the RMC for Orangeburg County in Deed Book 691, at Page 47. TMS #0013-00-00-027 # 991874 New 0012-00-04-003

ALSO: All that certain piece, parcel or tract of land, situate, lying and being in School District 4, Union Township, County of Orangeburg, State of South Carolina, containing fifty-eight (58) acres, more or less, and bounded as follows: On the north by lands of Albert E. Engel, III; on the west by lands of Albert E. Engel, III; on the south by lands of T. D. Godowns; on the east by U.S. Highway 301 South. TMS #0111-00-00-002 # 0352650 New 0109-00-04-006

ALSO: All that certain piece, parcel or tract of land, containing 487.4 acres, more or less, known as "Magnolia Lane Farms", in Union Township, School District No. 4, Orangeburg county, South Carolina, located nine miles south of Orangeburg, South Carolina, on U.S. Highway 301 between Orangeburg and Bamberg on the waters of Cooper Swamp and bounded as follows: on the north by lands of Mrs. J. B. Ashe; on the east by lands of J. C. Hayden, U.S. Highway 301, lands now or formerly of J. F. Cleckley and lands now or formerly of Aaron Simmons; on the south by lands of the estate of Mrs. Julia Rhoden, by a country road, and by lands of the estate of Frank E. Cope; and on the west by lands of the estate of Frank E. Cope, by Cooper Swamp, the run being the line; by lands of the estate of Sam Whisenhunt, by lands of Benny Davis and by lands of Thomas T. Traywick, Jr. Said tract of land is particularly shown and delineated on a plat prepared by John M. Tatum, RLS, dated March 1, 1952, recorded in the office of the RMC for Orangeburg

County in Plat Book 10, at Page 7, which plat and record thereof are by reference incorporated herein. **SAVE AND EXCEPT:** 2.39 acres, more or less, shown and delineated on a plat of lands compiled for T. T. Traywick, Sr., by John F. Collins, dated April 22, 1974, approved by Henry M. Chaplin, RLS, recorded in said Clerk's office in Plat Book 39, at Page 84. TMS #0111-00-00-004 # 0224790 New 0109-00-03-009

ALSO: All that certain piece, parcel or tract of land situate, lying and being in Union Township, School District No. 4, Orangeburg County, South Carolina, containing 40 acres, more or less, and being bounded on the west by U.S. Highway No. 301; on the south by property now or formerly of Henry D. Sandel, Jr., being separated therefrom by a county dirt road; on the east by other property of Magnolia Land Company, formerly Traywick, being separated therefrom by a creek line, and on the north by property now or formerly of J. C. Hayden, et al., being separated therefrom by a field road. This parcel does not include, however, a parcel of two (2) acres, more or less, shown on a plat of J. J. Foy, RLS, dated January 26, 1977, ad being property of International Minerals and Chemical Corporation. TMS #0129-00-00-040 # 0324800 New 0128-00-01-044

The above three tracks of land are the same property conveyed to Richard E. Phillips, Sr. by deed of Albert E. Engel, III recorded in the office of the RMC for Orangeburg County in Deed Book 643, at Page 477.

ALSO: All that certain piece, parcel or tract of land situate, lying and being near the Town of Cope, Orangeburg County, South Carolina, more fully shown and delineated as parcel B, containing 129.44 acres, on a plat of Parcels A, B and C for Annie Laurie Clark Estate, by Donald J. Smith, RLS, dated August 15, 1990, and updated on the 5th day of February, 1991, recorded in the office of the RMC for Orangeburg County in Plat Book _____, at Page _____ and being bounded as follows: on the north by South Carolina Highway S-38-634 and by ditch; on the northeast by run of Cooper Creek; on the southeast by lands now or formerly of K. B. Simmons and of Mogokin Auction Company; and on the west by County road separating said parcel of lands from Parcel A. Being the same property conveyed to Richard E. Phillips, Sr. by deed of Albert E. Engel, III recorded in the office of the RMC for Orangeburg County in Deed Book 643, at Page 461. TMS #0110-00-00-005
TMS # 0111-00-00-047 New 0108-00-02-013 # 980217

ALSO: All that certain piece, parcel or tract of land, situate, lying and being in School District No. 4, Union Township, Orangeburg County, South Carolina, more particularly shown and delineated on a plat of property surveyed for Estate of Henry L. Whisenhunt by Chaplin & Associates dated May, 1985, recorded in the office of the RMC for Orangeburg County in Plat Book 62, at Page 7 and being shown thereof as Tract 5, containing 124.908 acres, more or less, and being bounded on the northeast by property of Harry Gray, et. al; on the southeast by property of Mrs. Frank E. Cope; on the southwest by a County road leading from Highway 70 to Highway S-38-634; which said road separates this property from Tract Nos. 1 and 2 on subject plat; and on the northwest by property of Gladys S. Rozzelle. Being the same property conveyed to Richard E. Phillips, Sr. by deed of Albert E. Engel, III recorded in the office of the RMC for Orangeburg County in Deed Book 643, at Page 465. TMS #0111-00-00-039 # 0813643 New 0109-00-04-008

ALSO: All that certain piece, parcel or tract of land, situate, lying and being in Goodland Township, School District No. 1, Orangeburg County, South Carolina, containing sixty-five and three tenths (65.3) acres, being shown and delineated as Tract B on a plat of property of John S. Evans, made by John K. Davis, L.S., dated June 3, 1965 and recorded in the office of the Clerk of Court for Orangeburg County in Plat Book 20, at Page 111, and being bounded on the North by estate lands of Boylston and lands of Dan Phillips; on the East by lands of Mrs. Cary Bailey; on the South by lands of L. H. Fulmer and estate lands of Ruby Boylston; and on the West by S.C. Highway No. 39. Being the same property conveyed to Richard E. Phillips by deed of Samuel S. Weed recorded in the office of the RMC for Orangeburg County in Deed Book 400, at Page 557. TMS #0008-00-00-058
New 0011-00-08-004 # 0268440

ALSO: All that certain piece, parcel or tract of land, containing five (5) acres, more or less, with improvements thereon, situate, lying and being located one mile north of the Town of Springfield, as Tract "B" on a plat prepared by Terry L. Ray, RLS, dated June 7, 1990 and

recorded in the office of the RMC for Orangeburg County in Plat Book 67L, at page 258, and having the following boundaries and measurements, to wit: On the North by a county maintained dirt road which leads to S.C. Highway No. 39 and measuring thereon four hundred seventy-five and no/100 (475') feet, more or less; on the East by lands, now or formerly of William R. P. Wilson and measuring thereon four hundred twenty-seven and no/100 (427') feet, more or less; on the South by Tract "A" on said plat and measuring thereon five hundred seventy-five and 52/100 (575.52') feet, more or less; and on the West by Tract "A" on said plat and measuring thereon four hundred fifteen and no/100 (415') feet, more or less. All of which will more particularly appear by reference to said plat. Being the same property conveyed to Richard Phillips, Sr and Richard Phillips, Jr. by deed of Gary E. Rinehart recorded in the office of the RMC for Orangeburg County in Deed Book 560, at Page 541. The said Richard E. Phillips, Jr. having conveyed his interest to Phillips Farm Properties, LLC recorded in the office of the Register of Deeds for Orangeburg County in Deed Book 847 at Page 263. TMS #0008-00-00-054

New 0011-00-00-002
-056)

ALSO: All that certain piece, parcel or tract of land, containing 51.07 acres, more or less, situate, lying and being located one mile North of the Town of Springfield, County of Orangeburg, State of South Carolina, and being more particularly shown as Tract "A" on a plat prepared by Terry L. Ray, RLS, dated June 7, 1990 of record in the office of the RMC for Orangeburg County in Plat Book 67L at Page 258, and having the following boundaries, to wit: On the Northeast by lands, now or formerly of William R. P. Wilson; on the East by lands designated as Tract "B" on aforementioned plat and by lands, now or formerly of Sue F. Bauknight; on the Southwest by lands, now or formerly of Sue F. Bauknight and lands now or formerly of Richard Phillips; on the West by lands now or formerly of Boyleston, lands now or formerly of Williams and lands now or formerly of Bass; and on the Northwest by the right-of-way of a county maintained dirt road which leads to S.C. Highway No. 39. All of which will more particularly appear by reference to said plat. Being the same property conveyed to Richard Phillips, Sr. and Richard Phillips, Jr. by deed of Gary E. Rinehart recorded in the office of the RMC for Orangeburg County in Deed Book 560, at Page 545. The said Richard E. Phillips, Jr. having conveyed his interest to Phillips Farm Properties, LLC recorded in the office of the Register of Deeds for Orangeburg County in Deed Book 847 at Page 263. TMS #0008-00-00-056 # 0268510 *New 0011-00-00-002*

ALSO: All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in Goodland Township, County of Orangeburg, State of South Carolina, containing fifty-three and nine-tenths (53.9) acres, more or less, and being more fully shown and delineated on a plat prepared by H. J. Bailey, Surveyor, dated February 19, 1934, and recorded in the office of the Clerk of Court for Orangeburg County in Plat Book 50, at Page 50 and being bounded now or formerly as follows: on the North by property of First Carolina Joint Stock Land Bank and property of Mrs. J. P. Stanley; on the East by property of Metropolitan Life Insurance Company and property of Mrs. Coline P. Wilson; on the South by property of W. J. and H. H. Fanning and property of W. D. Cooper; and on the West by the Southern Railway Company. Being the same property conveyed to Richard E. Phillips, Sr. and Kimberly Phillips Wolfe by deed of Jack S. Bass recorded in the office of the RMC for Orangeburg County in Deed Book 614, at Page 957. The said Kimberly Phillips Wolfe having conveyed her interest to Phillips Farm Properties, LLC by deed recorded in the office of the Register of Deeds for Orangeburg County in Deed Book 847, at Page 263. TMS #0008-00-00-054 #0304260 *New 0011-00-02-019*

ALSO: All that certain piece, parcel or tract of land, situate, lying and being in the Town of Springfield, School District No. 1, Goodland Township, Orangeburg County, South Carolina, containing twenty-eight (28) acres, more or less, and bounded as follows: On the North by lands of Mrs. Louise T. Burgdorf; on the East by lands of W. W. Grooms and Josephine C. Bean; on the South by S.C. Highway No. 4; and on the West by lots of P. W. Foy and Mrs. Marianne B. Gleaton. **LESS, HOWEVER**, five (5) acres conveyed to Louise T. Burgdorf by deed dated May 18, 1960, recorded in Deed Book 232 at page 277 and three (3) acres conveyed to Family Health Center, Inc. by deed dated October 7, 1982, recorded in Deed Book 481, at Page 57. TMS #0013-02-07-001 # 0146780

New 0012-00-04-008

8K0847Pg282

ALSO: All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Goodland Township, Orangeburg County, South Carolina, containing twenty-nine and five-tenths (29.5) acres, more or less, and bounded as follows: On the North by Goodland Creek which separates it from lands of Burgdorf; on the East by lands of Josephine C. Bean, W.W. Grooms and Louise P. Burgdorf. **LESS, HOWEVER**, seven and eight hundredths (7.08) acres conveyed to Wallace K. Wise, Sr. by deed dated November 10, 1986 recorded in Deed Book 520, at Page 457. TMS #0013-02-07-03 & #0013-00-00-004 *#0146820 New 0012-00-04-004 #0146810 New 0012-00-04-005*

ALSO: All that certain piece, parcel or lot of land, with buildings located thereon, situate, lying and being in Goodland Township, Orangeburg County, South Carolina, containing three and three-tenths (3.3) acres, more or less, and bounded as follows: On the Northeast by lands of W.W. Grooms, measuring thereon 1,092 feet; on the Southeast by lands of W. W. Grooms, measuring thereon 135 feet; on the Southwest by lands of James D. Bean, Jr., measuring thereon 1,092 feet; and on the Northwest by lands of Sophie P. Grooms, measuring thereon 135 feet. TMS #0013-02-07-003 *#0146810 New 0012-00-04-005*

ALSO: All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in Goodland Township, Orangeburg County, South Carolina, containing seventeen and four-tenths (17.4) acres, more or less and bounded as follows: On the North by lands of Thurmond Smith, measuring thereon 740 feet; on the East by lands of Olin Burgdorf, measuring thereon 1,078 feet; on the South by lands of Ivah N. Grooms, measuring thereon 670 feet; and on the West by lands of Josephine C. Bean, measuring thereon 1,068 feet. TMS #0013-00-00-004 & #0013-02-07-003 *#0146810 New 0012-00-04-005*
#0146820 New 0012-00-04-004

The above tracts of land being the same property conveyed to Richard E. Phillips and Joann G. Phillips by deed of Wilbur W. Groom, et al. recorded in the office of the RMC for Orangeburg County in Deed Book 784, at Page 0003.

ALSO: All that certain piece, parcel or tract of land, with all improvements thereon, containing 12.91 acres, more or less, situate, lying and being in the Town of Springfield, Goodland Township, County of Orangeburg, State of South Carolina, being more particularly shown and delineated on a plat of survey prepared for William B. Pierce by Donald J. Smith, Jr., Inc. approved by Donald J. Smith, Jr., RLS, dated April 22, 1993 and recorded in the office of the Register of Deeds for Orangeburg County in Plat Book 70L, at Page 177 and bounded and measuring as follows: On the Northeast by property now or formerly of Sue Bauknight and measuring thereon 597.72 feet; on the East by property now or formerly of Olin Burgdorf and measuring thereon 401.88 feet; on the South by property now or formerly of Anna Porter and by property now or formerly of Ella Shillito and measuring thereon a total distance of 1,451.17 feet; and on the Northwest by the 66-foot right of way of S.C. Highway S-38-101 and measuring thereon a total distance of 1,058.47 feet; be all measurements a little more or less. For a more complete and accurate description, reference is craved to the above described plat which is incorporated herein and made a part hereof by reference. Being the same property conveyed to Richard E. Phillips, Sr. and Robert I. Phillips by deed of William B. Pierce recorded in the office of the RMC for Orangeburg County in Deed Book 744, at Page 211. The said Robert I. Phillips having conveyed his interest to Phillips Farm Properties, LLC by deed recorded in the office of the Register of Deeds for Orangeburg County in Deed Book 847 at Page 263. TMS #0007-03-00-003 *#0122180 New 0012-00-05-006*

ALSO: All that certain piece, parcel or tract of land, containing 7.08 acres, more or less, situate, lying and being in Goodland Township, County of Orangeburg, State of South Carolina, bounded as follows: North by other lands of Wilbur W. Grooms; on the East by lands of Nina W. Smith, et al; on the South by South Carolina Highway No. 4; and on the West by other lands of Wilbur W. Grooms. Said tract being more fully shown and delineated on plat showing 7.08 acres, prepared for Wilbur W. Grooms by Edisto Surveyors, Inc., A.R. Parler, Jr., South Carolina R.L.S. No. 5301, dated September 9, 1986 and recorded in the office of the Clerk of Court for Orangeburg County in Plat Book 64, at Page 24. Being the same property conveyed to Richard E. Phillips, Sr. by deed of Wallace K. Wise, recorded in the office of the RMC for Orangeburg County in Deed Book 691,

at Page 47. TMS #0013-00-00-027 # 991874 *NEW 0012-00-04-003*

ALSO: All that certain piece, parcel or tract of land, located in Union Township, Orangeburg County, South Carolina containing 8.158 acres being shown as Tract No. 2 on that plat of property for Pansy R. Fogle and children by John F. Collins Chaplin & Associates, dated January 3, 1981 and recorded in the office of the Clerk of Court for Orangeburg County in Plat Book 52, at Page 98 and being bounded on the Northwest by Tract No. 3 on said plat; Northeast by property of Cora F. Watford; Southeast by Tract No. 1 and on the Southwest by a county road leading to S.C. Highway 70. All this will more fully appear on the above referenced plat. Being the same property conveyed to Richard E. Phillips, Sr. by deed of Ellamena F. Simpson k/n/a Clara Ellamena Simpson recorded in the office of the RMC for Orangeburg County in Deed Book 812, at Page 97. TMS #0111-00-00-033 # 0319560 *NEW 0109-00-04-010*

ALSO: All that certain piece, parcel or tract of land, located in Union Township, Orangeburg County, South Carolina, containing 8.158 acres, being shown as Tract No. 1 on that plat of property of Pansy R. Fogle and children by John F. Collins, Chaplin & Associates, dated January 3, 1981 and recorded in the office of the Clerk of Court for Orangeburg County in Plat Book 52, at Page 98 and being bounded on the Northwest by Tract No. 2 on said plat; Northeast by property of Cora F. Watford; Southeast by Henry Whisenhunt; and on the Southwest by a county road leading to S.C. Highway 70. All this will more fully appear on the above referenced plat. Being the same property conveyed to Richard E. Phillips, Sr. by deed of Gladys F. Rozzelle recorded in the office of the RMC for Orangeburg County in Deed Book 812, at Page 99. TMS #0111-00-00-034 # 0290940 *NEW 0109-00-04-009*

ALSO: All that certain tract, parcel or piece of land, with any and all improvements thereon, located in Union Township, Orangeburg County, South Carolina, containing 8.18 acres, being shown as Tract No. 3 on that plat of property made for Pansy R. Fogle and Children by John F. Collisn, Chaplin & Associates dated January 3, 1971 and recorded in the office of the RMC for Orangeburg County in Plat Book 52, at Page 98 and bounded and measuring as follows: On the Northwest by Tract 4 on said plat; on the Northeast by property of Cora F. Watford; on the Southeast by Tract 2 on said plat and on the Southwest by a county road leading to SC Highway 70; and of which will more fully appear on the above referenced plat. Being the same property conveyed to Richard E. Phillips, Sr. by deed of Richard E. Fogle recorded in the office of the RMC for Orangeburg County in Deed Book 803, at Page 0061. TMS #0111-00-00-032 # 0114150 *NEW 0109-00-04-011*

ALSO: All that certain piece, parcel or tract of land, containing five (5) acres, more or less, with improvements thereon, situate, lying and being located one mile north of the Town of Springfield, County of Orangeburg, State of South Carolina and being designated as Tract "B" on a plat prepared by Terry L. Ray, RLS, dated June 7, 1990 of record in the office of the RMC for Orangeburg County and having the following boundaries and measurements, to wit: On the North by a county maintained dirt road which leads to S.C. Highway No. 39 and measuring thereon four hundred seventy-five and no/100 (475') feet, more or less; on the East by lands, now or formerly, of Wililam R. P. Wilson and measuring thereon four hundred twenty-seven and no/100 (427') feet, more or less; on the South by Tract "A" on said plat and measuring thereon five hundred seventy-five and 52/100 (575.52') feet, more or less; and on the West by Tract "A", on said plat and measuring thereon four hundred fifteen and no/100 (415') feet, more or less. All of which will more particularly appear by reference to said plat. Being the same property conveyed to Richard Phillips, Sr. by deed of Richard Phillips, Jr. recorded June 5, 1992 in the office of the RMC for Orangeburg County in Deed Book 581, at Page 279. TMS #0008-00-00-079 # 0930006 *NEW 0011-00-08-001*

Mailing Address: Post Office Box 1962, Orangeburg, SC 29116-1962

TITLE NOT INVESTIGATED OR CERTIFIED BY
HORGER, BARNWELL & REID, LLP

BR0847PG284

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 **Phillips Farm Properties, LLC**, its Successors and Assigns forever.

And we do hereby bind ourselves and our Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said **Phillips Farm Properties, LLC**, its Successors and Assigns, against ourselves and our Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 29th day of December in the year of our Lord two thousand and in the two hundred and twenty-fifth year of Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in Presence of

Kimberly M. Cooke

Richard E. Phillips, Sr.
Richard E. Phillips, Sr.

Joann G. Phillips

Joann G. Phillips
Joann G. Phillips

THE STATE OF SOUTH CAROLINA,
COUNTY OF ORANGEBURG

PERSONALLY appeared before me this undersigned witness who, in oath, says that s/he saw the within named Richard E. Phillips, Sr. and Joann G. Phillips sign, seal and as their Act and Deed, deliver the within written Deed, and that deponent with the other witness named above witnessed the execution thereof.

Kimberly M. Cooke

SWORN to before me this 29th
day of December, 2000.

Notary Public for South Carolina

(SEAL)

My Commission Expires: 5/21/2006

BK084796286