

200900006280
PERRIN, MANN, PATTERSON, PRESSLEY, LLP
PO BOX 1655
SPARTANBURG SC 29304-1655

200900006280 EXEMPT
INGRAM HODD
COUNTY CLERK
GREENWOOD COUNTY SC
08-14-2009 10:22 am.
REC FEE: 10.00

Grantee's mailing address:

*PO Box 1655
Spartanburg, SC
29304*

~~69-00-02-005~~
6839-111-030

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

DEED OF REAL ESTATE

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KNOW ALL MEN BY THESE PRESENTS, that I, Franklin Milton Mann, Jr., in the State aforesaid, in consideration of a gift to Mary L. Mann, as Trustee of the Franklin Milton Mann Irrevocable Education Trust for the Benefit of Bradley Hoyt Townsend Mann dated August 4, 2006, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release, subject to the restrictions, reservations, zoning ordinances and /or easements ("Exceptions") set forth below unto the said Mary L. Mann, as Trustee of the Franklin Milton Mann Irrevocable Education Trust for the Benefit of Bradley Hoyt Townsend Mann dated August 4, 2006, subject to the below stated Exceptions, her successors in office and assigns, the following described real estate, to-wit:

AN UNDIVIDED ONE-HALF (1/2) INTEREST OF ALL MY RIGHT, TITLE AND INTEREST IN AND TO:

All that certain tract or parcel of land situate, lying and being in Cokesbury School District, in the County of Greenwood, State of South Carolina, containing thirty-five (35) acres, more or less, and being bounded as follows: on the east by Townsend Lands; on the north by lands now or formerly of Davis and Joel Townsend; on the south by a branch, the same being the waters of Cronoaca Creek; on the west by land of Jimmie Townsend.

ALSO, all that tract or parcel of land situate, lying and being in Cokesbury School District, in the County of Greenwood, State of South Carolina, being a part of the estate of Joel T. Townsend, deceased, and containing thirty-five (35) acres, more or less, and bounded on the north by M. A. Townsend Estate, on the east by J. L. Townsend, on the south by road and W. C. Townsend, and on the west by branch and Early Moore. This being a portion of the original Townsend Tract.

The interest conveyed herein is a portion of the interest conveyed to Franklin Milton Mann, Jr. by Dorothy J. Townsend and Helen T. Mann by deed dated June 10, 1987, recorded on June 12, 1987, in Deed Book 323, page 914, Office of the Clerk of Court for Greenwood County.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that appear of record on the recorded plat(s) 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, subject to the within Exceptions, all and singular the said premises before mentioned unto the said Mary L. Mann, as Trustee of the Franklin Milton Mann Irrevocable Education Trust for the Benefit of Bradley Hoyt Townsend Mann dated August 4, 2006, her successors in office 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, subject to the within Exceptions, unto the said Mary L. Mann, as Trustee of the Franklin Milton Mann Irrevocable Education Trust for the Benefit of Bradley Hoyt Townsend Mann dated August 4, 2006, her successors in office and assigns against me and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except, however, against claims by persons under any protective covenants, conditions, restrictions, rights-of-ways, easements or privileges set forth or referred to herein or of record in the Greenwood County Courthouse or any of the same shown, noted or referred to on any recorded plat referred to in any deed in the record chain of title or on any plat referred to in this deed.

Witness my hand and seal this 23rd day of January, 2009.

Signed, Sealed and Delivered in the Presence of:

Bradley Hoyt Townsend Mann

Franklin Milton Mann, Jr. (SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Bradley Hoyt Townsend Mann, a Notary Public in and for the State of South Carolina, do hereby certify that Franklin Milton Mann, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 23rd day of January, 2009.

Bradley Hoyt Townsend Mann (SEAL)
Notary Public for South Carolina

My commission expires: 9/12/16

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at Townsend Road E., bearing Greenwood County Tax Map Number 6839-111-030, was transferred by Franklin Milton Mann, Jr. to Mary L. Mann, as Trustee of the Franklin Milton Mann Irrevocable Education Trust for the benefit of Bradley Hoyt Townsend Mann dated August 4, 2006 on 1/23/09.
3. Check one of the following: The deed is
 - (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (See Information section of affidavit); Exemption No. 8 - Transferring realty to a Trust
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit).

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) The fee is computed on the fair market value of the realty which is _____.
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes or No to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from Line 6(a) and place result here: _____

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

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

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

Mary L. Mann, as Trustee of the Franklin Milton Mann Irrevocable Trust for the benefit of Bradley Hoyt Townsend Mann, dated August 4, 2006
 Responsible Person Connected with the Transaction
 Mary L. Mann, as Trustee of the Franklin Milton Mann Irrevocable Trust for the benefit of Bradley Hoyt Townsend Mann dated August 4, 2006
 Print or type the above name here

SWORN to before me this 13th day of August year of 2009
[Signature]
 Notary Public for South Carolina
 My Commission Expires: 1-31-2011

INFORMATION

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Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty". Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds: Section 12-24-40

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust.
- (9) transferring realty from a partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-4(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchases as well as for the purpose of purchasing the realty.
- (15) Transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.