

201500008621
Filed for Record in
GREENWOOD COUNTY SC
ANGELA WOODHURST, COUNTY CLERK
12-15-2015 At 02:40 pm.
DEED 10.00
STATE TAX .00
COUNTY TAX .00
Book 1499 Page 100 - 104

T. N. E.
Title to Real Estate

Harris, hereinafter Grantors in the State aforesaid, for and in consideration of the sum of Five and No/100ths (\$5.00) Dollars and no other consideration to us in hand paid at and before the sealing of these Presents by **George Jacob Harris**, hereinafter Grantee, in the State aforesaid, 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 Grantee, his heirs and assigns, forever, **a Twenty Five percent (25%) interest**, in the following described property, to-wit:

Parcel 1: All that tract or parcel of land situate, lying and being near Cokesbury, in the County of Greenwood, State of South Carolina, containing one hundred seventy-seven (177) acres, more or less, and being bounded on the North by property now or formerly of Will C. Townsend, by lands of Jimmie Townsend and by lands now or formerly of Steven Herndon; on the East by lands now or formerly of Eleanor Goggins Robinson, et al; and on the South and West by lands of Maxfield, formerly lands of T. G. Cobb, and previously owned by George A. Cromer. The property hereby conveyed is more fully and accurately shown by plat thereof made by Thos. C. Anderson, Surveyor, dated July 27, 1914, which plat is incorporated herein and by reference made a part hereof.

Parcel 2: All that tract or parcel of land situate, lying and being near Cokesbury, in the County of Greenwood, State of South Carolina, containing 21.4 acres more or less, said property: Beginning at an iron pin the common corner by land of Ronald Parker Townsend and J. B. Townsend in the northwesterly line by lands of Marian L. Harris and runs thence along the northwesterly line by lands of Marian L. Harris and in a southwesterly direction to the center line of a creek, the northwesterly line of Willis; thence along the center line of the creek in a northwesterly direction and along the northeasterly line of Willis to an iron pin in the center of creek, the corner of Annie Townsend Estate, North 36 degrees 34 minutes East, 211.35 feet to an iron pin; thence North 55 degrees 10 minutes East, 278.40 feet to a point in the center of South Carolina Highway 230; thence along the center line of South Carolina Highway 230 and in a northeasterly direction to the northwesterly corner of J. B. Townsend; thence along the westerly line of J. B. Townsend, South, 27 degrees 02 minutes East, 1277.16 feet to the point of Beginning.

The foregoing property being shown on a plat "Property of Marian Harris," dated November 25, 1968, prepared by Heaner Engineering Co., Inc., Greenwood, South Carolina, recorded in Plat Book 18, at Page 77, in the Office of the Clerk of Court for Greenwood County, reference to which is made for more exact description by metes and bounds.

Parcel 3: All that certain parcel or tract of land situate, lying and being in the Cokesbury Section of Greenwood County, in the State of South Carolina, and being more particularly designated and shown as Tract B, containing 30.00 acres, on plat made by Paul C. Wash, R.L.S., dated May 7, 1986, which plat is recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 47, at Page 107, by reference is made a part hereof for a more complete description by metes, courses, distances and bounds. According to said plat, Tract B is described as follows: Beginning at a point on the right-of-way for Townsend Road, common to Tract A of said plat, and extending in a northeasterly direction along Tract A for a distance of 1104.30 feet; thence extending in a southeasterly direction along property of Catawba Paper Company for a distance of 837.05 feet; thence extending in a northeasterly direction along property of Catawba Paper Company for a distance of 221.97 feet; thence extending in a southeasterly direction along property of Catawba Paper Company for a distance of 251.19 feet; thence extending in a southwesterly direction along property of Harris for a distance of 1286.36 feet; and thence extending in a northwesterly direction along lands of Harris for a distance of 1229.67 feet to the point of Beginning.

This being the identical property conveyed to George H. Harris and Cindy S. Harris by deed of Ralph D. Kellar, as Personal Representative of the Estate of Marian L. Harris, dated February 13, 2008, and recorded March 4, 2008, in the OCC for Greenwood County in Deed Book 1092, at Page 333.

THIS CONVEYANCE is subject to general taxes for the current year and subsequent years, covenants, conditions, easements, exceptions, reservations, restrictions and rights of way of record, if any.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

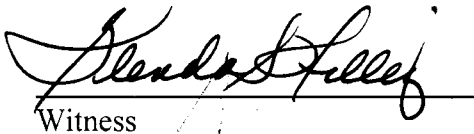
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee, his heirs and assigns, forever.

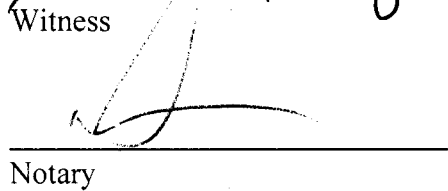
AND We do hereby bind ourselves, our heirs and assigns, executors and administrators, to warrant and forever defend, all and singular, the said Premises unto the said Grantee and his heirs and assigns, against us and our heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

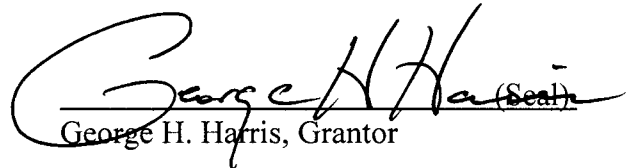
WITNESS Our Hands and Seals this 10th day of December, in the year
of our Lord two thousand fifteen and in the two hundred and fortieth year of the Sovereignty and
Independence of the United States of America.

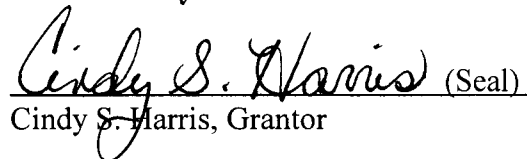
SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:


Witness


Notary

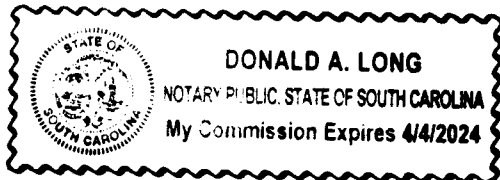
 (Seal)
George H. Harris, Grantor

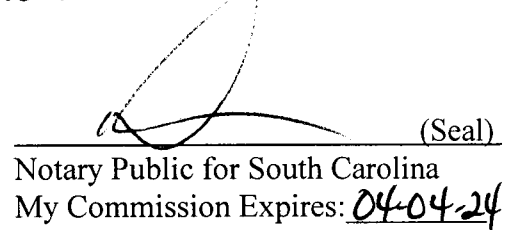
 (Seal)
Cindy S. Harris, Grantor

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT was acknowledged before me by George H. Harris
and Cindy S. Harris this 10th day of December, 2015.



 (Seal)
Notary Public for South Carolina
My Commission Expires: 04-04-24

Grantee Mailing Address: 414 Townsend Road East, Hodges, SC 29653

DEED PREPARED BY:
DONALD A. LONG, ESQ.
314 West Cambridge Ave.
Greenwood, S.C. 29646

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

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, located at 414 Townsend Road E., Hodges, SC 29653, bearing Greenwood County Tax Map Number 6838-347-862, was transferred by George H. Harris and Cindy S. Harris to George Jacob Harris on December 10, 2015.

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 stockbroker, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) X Exempt from the deed recording fee because (See Information section of affidavit): see no. 1

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$0.00.
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

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

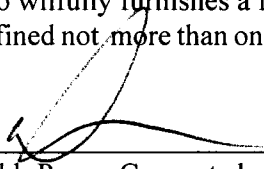
6. The deed recording fee is computed as follows:

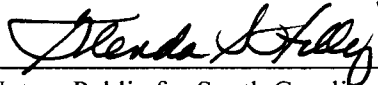
- | | |
|--|---------------|
| (a) Place the amount listed in item 4 above here: | <u>\$0.00</u> |
| (b) Place the amount listed in item 5 above here: | <u>\$0.00</u> |
| (If no amount is listed, place zero here.) | |
| (c) Subtract Line 6(b) from Line 6(a) and place result here: | <u>\$0.00</u> |

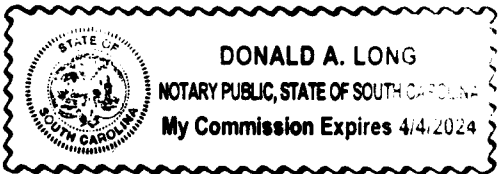
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$_____.

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

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


Responsible Person Connected with the Transaction
Donald A. Long, Esquire

SWORN to before me this 10th day
of December, 20 15.
 (L.S.)
Notary Public for South Carolina
My Commission Expires: 05/08/2025



INFORMATION

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

Exempted from the fee are deeds:

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