

STATE OF SOUTH CAROLINA,  
COUNTY OF BERKELEY

## TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS,  
THAT RUSSELL PROPERTIES, INC.

in the State aforesaid for and in consideration of the sum of Thirty-two Thousand and 00/100's (\$32,000.00) Dollars in hand paid at and before the sealing of these presents by CALVIN KELLER in the State aforesaid, County 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 CALVIN KELLER, his heirs and assigns, forever, the following described real property, to-wit:

All that certain piece, parcel or tract of land, situate, lying and being in First St. Stephen Tax District, County of Berkeley, State of South Carolina, MEASURING AND CONTAINING Two and Twenty-six One-Hundredths (2.26) acres, more or less, and being more clearly shown as Tract A on a plat prepared by Hager E. Metts, PLS, dated March 9, 2000, entitled "SUBDIVISION PLAT OF 2.26 AC. OWNED BY: RUSSELL PROPERTIES, INC. ABOUT TO BE CONVEYED TO: CALVIN E. KELLER", and filed of record on March 20, 2000 at the Office of the Register of Deeds for Berkeley County in Plat Cabinet 0, Page 200-E.

Being a portion the same real property conveyed to Russell Properties, Inc. by Russell Properties, LTD, A South Carolina Limited Partnership by Deed dated May 7, 1984 and filed of record at the RMC Office for Berkeley County on May 15, 1984 in Book A556, Page 189.

TMS # 036-00-03-001

Grantee's Address: 2969 Santee River Road  
St. Stephen, South Carolina 29479

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 CALVIN KELLER, his Heirs and Assigns forever. And I do hereby bind my Heirs, my Executors and Administrators, to warrant and forever defend, all and singular, the said premises unto the said CALVIN KELLER, his Heirs and Assigns, against me and my heirs, and all persons whomsoever may be lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal, this 20 day of March in the year of our Lord Two Thousand

RECEIVED  
BERKELEY COUNTY  
ASSESSOR'S OFFICE  
MAR 30 2000  
Date

FILED, RECORDED, INDEXED  
03/28/2000 01:14:26PM  
Rec Fees 10.00 St Fees 83.20  
Co Fees 35.20 Pages: 3  
Issued to: NIXON, ERRIE (N C)  
Register of Deeds Berkeley Co. SC  
Cynthia B. Forte

and in the Two Hundred and Twenty-third year of the  
Sovereignty and Independence of the United States of  
America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Ernie L. Mison  
B. P. Wt

RUSSELL PROPERTIES, INC.

John M. Russell  
BY: JOHN M. RUSSELL  
PRESIDENT  
Michael P. Ramsey  
AS SECRETARY

STATE OF SOUTH CAROLINA )  
COUNTY OF BERKELEY )

PROBATE SECTION

PERSONALLY appeared before

me the undersigned witness and made oath that h/she saw the  
within named RUSSELL PROPERTIES, INC. BY JOHN M. RUSSELL AS  
AND MICHAEL P. RAMSEY AS SECRETARY  
PRESIDENT sign, seal, and as his act and

deed, deliver the within written Deed, and that h/she with  
the other witness witnessed the execution thereof.

B. P. Wt

SWORN to before me this  
22 day of March, 2000

Ernie L. Mison  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: April 3, 2003

STATE OF SOUTH CAROLINA )  
COUNTY OF BERKELEY )

## 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 located at 1st St. Stephen Tax District, Dealing Berkeley  
County Tax Map Number 036-00-03-001 was transferred by Russell Properties, Inc.  
Calvin Keller on 3/27/2000
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, a 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 of \_\_\_\_\_  
 IF EXEMPT, PLEASE SKIP ITEMS 4-7 AND GO TO ITEM 8.
4. Check one of the following if either 3(a) or 3(b) above has been checked: Information Section: 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 the fair market value of consideration. In the case of realty transferred between a corporation, a partnership or other 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 the fair market value under the provisions of the law.  
☒ (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$32,000.00  
☐ (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 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. the amount listed in item 4 above: \$32,000.00  
 b. the amount listed in item 5 above: 0  
 if no amount is listed, place 0 here.  
 c. subtract line 6b from 6a and place amount here: \$32,000.00
7. The deed recording fee due is based on the amount listed on Line 6c above and the deed recording fee due is: \$118.40
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative
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 (\$1,000.00) Dollars, or imprisoned not more than one (1) year, or both.

Eric L. Nixon  
RESPONSIBLE PERSON CONNECTED WITH THE TRANSACTION  
PRINT OR TYPE NAME HERE

SWORN TO BEFORE THIS 28th  
DAY OF March 2000

NOTARY PUBLIC FOR South Carolina  
MY COMMISSION EXPIRES 11/1/2002