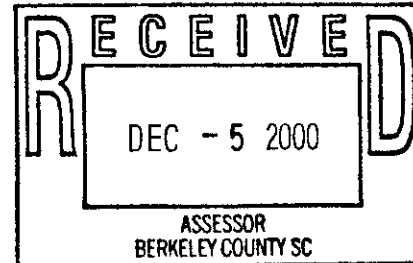


STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

TITLE TO REAL ESTATE



KNOW ALL MEN BY THESE PRESENTS, THAT M & A ENTERPRISES, a South Carolina general partnership, for and in consideration of the sum of Eight Hundred Seventy Five Thousand and 00/100ths (\$875,000.00) Dollars, to it in hand paid at and before the sealing and delivery of these presents by ORISTO, LLC, a South Carolina limited liability company, in the State aforesaid, County aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said ORISTO, LLC, a South Carolina limited liability company, its successors and assigns forever, the following described real property, to-wit:

ALL that certain piece, parcel or tract of land, situate, lying and being in St. Thomas and St. Dennis Parish, Berkeley County, South Carolina, and being more specifically shown and delineated as "LOT 21" on a plat by Joseph O. Eelman, S.C.R.L.S., entitled "Plat Showing 0.918 Acres Being Taken From Lot 22 and Added to Lot 21 Property of Sandhill Partners, LLC located Daniel Island Area, Berkeley County, S.C." dated May 2, 1996, and recorded at the Charleston County RMC Office in Cabinet L, at Page 386B. Said property having such size, shape and dimensions as are more particularly shown on said Plat.

ALSO

A perpetual non-exclusive easement for ingress and egress over, across and through that certain strip of land designated as Clement's Ferry Park Road (60' R/W) Private" leading from the Western boundary of said property to Clement's Ferry Road, all as shown on the above referenced plat. Said easement shall run with the land and be appurtenant thereto.

SUBJECT to all applicable easements and restrictions of record.

BEING the same premises as conveyed to the Grantors herein by deed of Sand Hill Partners, LLC, a South Carolina limited liability company dated September 9, 1998 and recorded September 10, 1998 in Book 1429, page 0072 in the RMC Office for Berkeley County.

TMS # - 267-00-00-079

Grantees Address: 2245 Technical Parkway
North Charleston, South Carolina 29405

FILED, RECORDED, INDEXED
11/22/2000 01:52:07PM
Rec Fee: 10.00 St Fee: 2275.00
Co Fee: 962.50 Pages: 3
Issued to: PRATT THOMAS PEACE FIRM
Clerk of Deeds Berkeley Co. SC
Cynthia B. Forte

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 unto the said Oristo, LLC, its successors and assigns forever.

M & A Enterprises, a South Carolina general partnership, does hereby bind itself and its successors and assigns to warrant and forever defend all and singular, the said premises unto the said Oristo, LLC, its successors and assigns, from and against its self and its successors and

assigns, and all persons whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, M & A Enterprises, a South Carolina general partnership, has caused presents to be executed in its name by Harry P. Murray, Partner and Donald V. Acree, Partner, by Harry P. Murray, his Attorney in Fact, this 20th day of November, 2000, in the year of our Lord, two thousand.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

R. W. Thomas

A. Hevia

M & A Enterprises, a South Carolina
general partnership

By: Harry P. Murray
Its: Partner

By: Donald V. Acree by Harry P. Murray
Donald V. Acree by Harry P. Murray
His Attorney in Fact
Its: Partner

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

Before me, the undersigned Notary Public, personally appeared M & A Enterprises, a South Carolina general partnership by Harry P. Murray, its Partner, and Donald V. Acree by Harry P. Murray, his Attorney in Fact, its Partner who executed the foregoing instrument this 20th day of November, 2000, and acknowledged that (s)he executed the same.

W. S. Lee (L.S.)

Notary Public for South Carolina
My Commission Expires: 7/13/04

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred by M & A Enterprises, a South Carolina general partnership to ORISTO, LLC, a South Carolina limited liability company dated November 20, 2000.
3. Check one of the following: **The DEED is**
 - (a) X 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 (exemptions 1-12) (If exempt, please skip items 4-6, and go to item 7 of this affidavit).
Exempt #
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 875,000.00.
 - (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) \$875,000.00 the amount listed in item 4 above
 - (b) .00 the amount listed in item 5 above (no amount place zero)
 - (c) \$875,000.00 Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section '12-24-70, I state that I a responsible person who was connected with the transaction as: #.
8. 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.

Chief Alderman
Notary Public for South Carolina
My Commission Expires: 7/13/04