

RECEIVED  
08/22/2003  
ASSESSOR  
BERKELEY COUNTY SC

STATE OF SOUTH CAROLINA                    )  
  )  
COUNTY OF BERKELEY                        )                   **TITLE TO REAL ESTATE**

Page 1 of 6

recorded in the Office of the Register of Deeds for Berkeley County in Book 2687 at page 313 on April 9, 2002; and

**WHEREAS**, due to a scrivener's error in the original title as issued by the Master in Equity, a corrective title to real estate executed by the Master in Equity correcting said scrivener's error as contained in the aforementioned deed by corrective title to real estate dated July 1, 2002, and recorded in the Office of the Register of Deeds for Berkeley County in Book 2813 at page 49 on July 11, 2002; and

**WHEREAS**, due to a scrivener's error in the corrective title recorded as stated hereinabove, a corrective title to real estate executed by the Master in Equity correcting said scrivener's error as contained in the aforementioned deed by corrective title to real estate dated August 20, 2003, and recorded in the Office of the Register of Deeds for Berkeley County hereinafter; and

**WHEREAS**, by Order Granting Motion for Authority to Sell Real Property in Berkeley County, South Carolina entered on May 19, 2003 in the United States Bankruptcy Court for the Western District of North Carolina, Charlotte Division, in the matter of Liberty Finance Co., debtor under Case Number 99-31458, Liberty Finance Co. has received authority from the court to sell the property as outlined hereinbelow;

**KNOW ALL MEN BY THESE PRESENTS**, that **Liberty Finance Co.**, for and in consideration of the sum of **THREE HUNDRED THOUSAND AND NO/100 (\$300,000.00) DOLLARS** to it paid by **Peter F. O'Malley, as Qualified Intermediary for William J. Hall and Norma C. Hall pursuant to that certain Qualified Intermediary Exchange Agreement dated February 28, 2003**, in the State aforesaid (the receipt of which is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell, and release unto **William J. Hall and Norma C. Hall, their heirs and assigns, forever**, the following described real property, to-wit:

ALL that certain lot, piece, or parcel of land, with the buildings and improvements thereon, situate, lying and being in Berkeley County, State of South Carolina, containing 69.283 acres, more or less, being shown and delineated on that certain plat entitled, "Boundary Survey Prepared for Crosby - Southern, Inc., Located Near Moncks Corner in Berkeley County, S.C.", prepared by Anderson & Associates Land Surveying, dated December 8, 1995, and recorded in the Office of the Register of

Deeds for Berkeley County in Plat Cabinet L at page 323A on February 2, 1996.

Butting and bounding as follows:

Beginning on the northwest corner at a 3/4" crimp and running N87°14'7" West along lands now of formerly of Clyde D. Umphlett for 167.58 feet to a 3/4" crimp; continuing N88°07'34" West along lands now or formerly of Clyde D. Umphlett for 189.77 feet to #4 rebar; continuing N88°12'40" West along lands now or formerly of Clyde D. Umphlett for 185.32 feet to 3/4" crimp; continuing S89°02'45" West along lands now or formerly Clyde D. Umphlett to a concrete monument; thence turning and running N12°43'29" West along lands now or formerly of Clyde D. Umphlett for 660.66 feet; thence continuing N30°46'27" West along lands now or formerly Clyde D. Umphlett for 166.07 feet to 1/2" iron pipe; thence turning and running N66°50'10" West along lands now or formerly Clyde D. Umphlett for 206.62 feet to a 1 1/2" iron pipe; thence continuing N66°46'32" West along lands now or formerly Berkeley County Water and Sewer Authority for 92.42 feet to a 1 1/2" iron pipe; thence turning and running along U.S. Highway 52 for 1,292.83 feet to a 1/2" rod; thence turning and running N88°49'15" East along the lands now or formerly of Ruby B. Bastian for 1,539.03 feet to a concrete monument; thence turning and running S01°22'56" East along lands now or formerly of Herbert Shine and Betty H. Shine for 223.05 feet to a 1 1/2" iron pipe; thence continuing S04°36'02" East along lands now or formerly of Herbert Shine and Betty H. Shine for 207.09 feet to a #4 rebar; thence continuing S04°35'32" East along lands now or formerly of Heirs of Pettigrew Williams for 1,023.53 feet to a concrete monument; thence continuing S07°03'12" along the lands now or formerly of Lois Elven Graham Wells for 90.77 feet; thence continuing S06°26'55" West along lands now or formerly Lois Elven Graham Wells for 234.41 feet; thence continuing S00°03'48" West along lands now or formerly of Lois Elven Graham Wells for 483.09 feet to a 3/4" crimp to the point of beginning.

TMS# 181-00-02-001

This being the same premises conveyed unto Liberty Finance Co. by deed of John B. Williams, Master in Equity dated April 4, 2002, and recorded in the Office of the Register of Deeds for Berkeley County in Book 2687 at page 313 on April 9, 2002; as corrected by deed of John R. Williams, Master in Equity dated July 1, 2002, and recorded in the Office of the Register of Deeds for Berkeley County in Book 2813 at page 49 on July 11, 2002; as further conveyed unto Liberty Finance Co. by quit claim deed of James H. Snipes dated August 15, 2003, and recorded in the Office of the Register of Deeds for Berkeley County simultaneously herewith.

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 **William J. Hall and Norma C. Hall, their heirs and assigns, forever.**

AND **Liberty Finance Co.**, does hereby bind itself and its successors and/or assigns, to warrant and forever defend all and singular the said premises unto **William J. Hall and Norma C. Hall, their heirs and assigns**, against them and their heirs and assigns, and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

[ REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Fred Armstrong, as Senior Vice President of Liberty Finance Co. has caused these presents to be executed this 20<sup>th</sup> day of August, 2003.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF**

**LIBERTY FINANCE CO.**

*James P. Pugh*  
*Alan A. Allen*

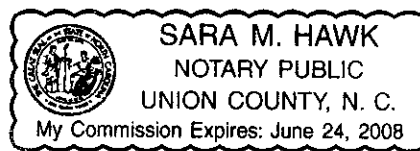
*Fred Armstrong*  
By: Fred Armstrong  
Its Senior Vice President

STATE OF NORTH CAROLINA     )  
   )  
COUNTY OF MECKLENBURG     )

**ACKNOWLEDGMENT**

The foregoing document was acknowledged before me this 20<sup>th</sup> day of August, 2003, by Fred Armstrong, Senior Vice President of Liberty Finance Co.

*Sara M. Hawk*  
Notary Public for North Carolina  
My Commission Expires:




STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )


### AFFIDAVIT OF TRUE CONSIDERATION

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 which is bearing the Berkeley County Tax Map Number **181-00-02-001**, was transferred by **Liberty Finance Co. to William J. Hall and Norma C. Hall on August 21, 2003.**
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 4-7, and go to Item of this Affidavit) Exemption Number 1, transfer to a family member, whereby no consideration was for the transfer of property.
4. Check one of the following if either Item 3(a) or 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 **\$300,000.00.**
  - (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 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)   \$300,000.00   The amount listed in Item 4 above.
  - (b)       -0-       The amount listed in Item 5 above (no amount place zero).
  - (c)   \$300,000.00   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 am a responsible person who was connected with the transaction as: **Attorney for Grantee.**
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.

SUBSCRIBED AND SWORN TO before  
me this 21<sup>st</sup> day of August, 2003.

  
 Notary Public for South Carolina  
 My Commission Expires: 11/30/11

  
John M. Bleecker, Jr.