

File Number: 03-118
Prepared by and return to:
John M. Bleecker, Jr.
121 Church Street
Charleston, SC 29401

RECEIVED

08/22/2003

ASSESSOR
BERKELEY COUNTY SC

Grantee's Address: 1373 East Morehead Street, Suite 23, Charlotte, NC 28204

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

QUIT CLAIM DEED

WHEREAS, Cameon Leasing Company, Inc. acquired the herein described property by deed of John F. Curry as Trustee for the Chapter 11 Bankruptcy Estate of Robert R. Knoth, dated January 16, 1996, and recorded in the Office of the Register of Deeds for Berkeley County in Book 806 at page 20 on February 14, 1996; and

WHEREAS, Cameon Leasing Company, Inc. granted a mortgage to Liberty Finance Co. dated May 6, 1997, and recorded in the Office of the Register of Deeds for Berkeley County in Book 1065 at page 160 on May 12, 1997; and

WHEREAS, Liberty Finance Co. filed a Chapter 11 Voluntary Petition in the United States Bankruptcy Court for the Western District of North Carolina, Charlotte Division on June 16, 1999; and

WHEREAS, Cameon Leasing defaulted on the mortgage payments due and payable to Liberty Finance Co.; and

WHEREAS, Liberty Finance Co. filed a Notice of Lis Pendens, Summons and Complaint for Foreclosure naming Cameon Leasing Company, Crosby Southern, Inc. Forestal Investment Group, inc. Thomas L. Crosby, Jr., Joseph L. Exum, John F. Curry, Trustee for the Chapter 11 Bankruptcy Estate of Robet R. Knoth in the Office of the Clerk of Court for Berkeley County on February 28, 2000 under case number 200-CP-08-504; and

WHEREAS, at the commencement of the action, the real property taxes on the herein described property were current and thus not due again until November 2000; and

WHEREAS, Cameon Leasing Company did not pay the 2000 or 2001 real property taxes during the pendency of the foreclosure action; and

WHEREAS, on November 5, 2001, the Berkeley County Delinquent Tax Office sold at public auction the property herein described to James H. Snipes for a bid amount of \$5,000.00; and

WHEREAS, Liberty Finance Co. did not receive notice of said tax sale, nor was it aware that the property taxes were delinquent; and

WHEREAS, a Decree of Foreclosure was entered on January 11, 2002 in the Court of Common Pleas of the Ninth Judicial Circuit for Berkeley County, South Carolina in favor of plaintiff, Liberty Finance Company; and

WHEREAS, Liberty Finance Co., received title to the real property as described hereinbelow by deed of John B. Williams, Master in Equity for Berkeley County 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; and

WHEREAS, due 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, the Berkeley County Office of the Tax Collector set aside the tax sale as a "no saled" transaction and refunded James H. Snipes the amount of his bid; and

WHEREAS, to alleviate any title issues due to the nature of the tax sale and foreclosure, the grantor, James H. Snipes executes this quit claim deed in favor of Liberty Finance Co.

KNOW ALL MEN BY THESE PRESENTS, that **James H. Snipes**, for and in consideration of the sum of **FOUR THOUSAND AND NO/100 (\$4,000.00) DOLLARS** to him paid by **Liberty Finance Co.**, 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 all my right, title and interest, if any, unto **Liberty Finance Co., its successors and/or 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:

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 James H. Snipes by an unrecorded tax by the Berkeley County Master in Equity.

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 **Liberty Finance Co., it successors and/or assigns, forever.**

IN WITNESS WHEREOF, James H. Snipes, has caused these presents to be executed this

15 day of ^{August}~~June~~, 2003.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Lina Harlow

James H. Snipes
James H. Snipes

Patricia A. Strong

~~STATE OF SOUTH CAROLINA~~)
COMMONWEALTH OF VIRGINIA)
~~COUNTY OF CHARLESTON~~)
COUNTY OF HENRICO

ACKNOWLEDGMENT

The foregoing document was acknowledged before me this 15 day of ^{August}~~June~~, 2003, by
James H. Snipes.

Deborah L. Co
Notary Public for ~~South Carolina~~ VA, 8
My Commission Expires:

My Commission Expires June 30, 2004,

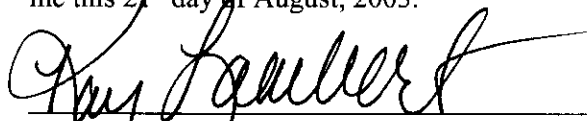
STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHARLESTON)

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 **James R. Snipes to Liberty Finance Co. 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 **\$4,000.00**.
 - (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) \$4,000.00 The amount listed in Item 4 above.
 - (b) -0- The amount listed in Item 5 above (no amount place zero).
 - (c) \$4,000.00 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 21st day of August, 2003.


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


 John M. Bleecker, Jr.