

File 45200.8298

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

)  
)  
)**DEED**  
(PUBLIC SALE)

To Whom These Presents shall concern:

I, Robert E. Watson, as Master in Equity for Berkeley County, in the State of South Carolina, Send Greetings:

**WHEREAS**, in an action in the Court of Common Pleas in Berkeley County between The Provident Bank d/b/a PCFS Financial Services as Plaintiff and Jerry Pringle a/k/a Jerry Pringle, Jr., and Lillie Mack as Defendants, by an Order dated November 13, 2003, it was decreed that the property hereinafter described should be sold by the Master in Equity for Berkeley County on the terms and for the purposes mentioned in the order granted in the case; and

**WHEREAS**, I, the undersigned, as Master in Equity for Berkeley County, after due advertisement of the said property for sale at public outcry, did openly and publicly, and after the matter of auction, sell the said property on December 3, 2003, for the sum of \$2,500.00, said sum being the highest amount bid, to Plaintiff;

**NOW, KNOW ALL MEN**, That I, the undersigned, as Master in Equity for Berkeley County, pursuant to the foregoing and also in consideration of the said bid paid as aforesaid by the said hereinbelow named grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold, released, and by these presents do grant, bargain, and release the following described property unto the grantee,

The Provident Bank d/b/a PCFS Financial Services  
its successors and assigns

All that certain parcel of land containing 9.96 acres, more or less, situate, in First St. James Goose Creek Parish, County of Berkeley and State of South Carolina, bounded generally as follows: On the North 720 feet by lands of William J. Colvin III; on the East 591.19 feet by S.C. Route 27; on the South 692.56 feet by lands of George Jefferson; and on the West on one boundary line 553.70 feet by lands of Harry Littman and on another 97.45 feet by lands of Hannah Smith.

ALSO: 1997 American General mobile home, Serial Number MHLCP28242215396AB

TMS# 175-00-01-001

PROPERTY ADDRESS: 1189 Old Gilliard Road, Ridgeville, South Carolina

**PRIOR OWNER OF RECORD: [§30-9-31]** Jerry Pringle, a/k/a Jerry Pringle, Jr., and Lillie Mack

Being the same property conveyed to mortgagor herein by deed of Roy B. Robinson aka Roy R. Robinson dated April 14, 1983 and recorded in the RMC Office for Berkeley County in Book A-505 at Page 57. Thereafter, Jerry Pringle, Jr. conveyed this same property to Jerry Pringle, Jr. and Lillie Mack by deed dated June 13, 2003, and recorded in the Office of the Register of Deeds for Berkeley County on June 17, 2003 in Deed Book 3369 at Page 36.

Grantee's mailing address: 309 Vine Street, MS 198D, Cincinnati. Ohio 45420-1215

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**TOGETHER**, with all and singular the hereditaments, rights, members and appurtenances whatsoever to the said property belonging or in any wise incident or appertaining, and the reversions and remainders, rents, issues, and profits thereof; and also any estate, right, title, interest, dower, possession, benefit, claim or demand therein whatsoever of all parties to the said suit and of all other persons who might rightfully claim the same or any part thereof, by, from, or under them, or either of them;

**TO HAVE AND TO HOLD** the said property, with its hereditaments, privileges, and appurtenances, unto the said grantee, his successors and assigns for their own use, benefit, and behoof, forever.

**IN WITNESS WHEREOF**, I, the undersigned, as Master in Equity for Berkeley County, under and by virtue of the said order(s), have hereunto set my Hand and Seal the 9 day of December, in the year of our Lord Two Thousand and Three, and in the Two Hundred and Twenty-Eighth year of the Sovereignty and Independence of the United States of America.

**SIGNED, SEALED AND DELIVERED**  
in the Presence of:

Mary Ruth Miller )  
Della Dwyer )

STATE OF SOUTH CAROLINA )

COUNTY OF BERKELEY )

Robert E. Watson

Robert E. Watson  
Master in Equity, Berkeley County

**ACKNOWLEDGMENT**

S.C. Code §30-5-30

(Effective January 1, 1995)

The undersigned, a Notary Public for the State of South Carolina, does hereby certify that Robert E. Watson as Master in Equity for Berkeley County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal on this 9 day of December, 2003.

Della Dwyer  
**NOTARY PUBLIC FOR SOUTH CAROLINA**  
My commission expires: 12 March 2006

DOC# 000040546 EXEMPT  
FILED, RECORDED, INDEXED  
12/18/2003 09:54:24AM  
Rec Fee: 10.00 Pages: 3  
Register of Deeds Berkeley Co., SC  
Cynthia B. Forte  
Issued to: FINKEL & ALTMAN L L C

RECEIVED

12/18/2003

ASSESSOR  
BERKELEY COUNTY SC

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 1189 Old Gilliard Road, Ridgeville, South Carolina, bearing Berkeley County Tax Map Number 175-00-01-001, was transferred by The Honorable Robert E. Watson, Master in Equity to The Provident Bank d/b/a PCFS Financial Services on December 9, 2003.
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, 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):  
(13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgage or deed executed pursuant to foreclosure proceedings
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 \_\_\_\_\_.
  - (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:	_____
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	_____
(c) Subtract Line 6(b) from Line 6(a) and place result here:	_____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:   \$10.00
8. 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 the Plaintiff
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.

FINKEL & ALTMAN, L.L.C.  
3955 Faber Place, Suite 201  
P.O. Box 71727  
North Charleston, SC 29415  
(843) 576-1072

By: Beverly J. Finkel/Thomas A. Shook/Daniel Dickert/  
Brian Johnson and Joanna E. Edgell, Attorneys for the Plaintiff

SWORN to before me this 15<sup>th</sup>  
day of December, 2003

Susan J. Anderson  
Notary Public for South Carolina  
My Commission Expires: 7/30/13