

Berkeley County
Cynthia B. Forte
Register of Deeds
Moncks Corner 294616120

00012340 Vol: 8990 Pg: 107



53 2011 00012340

Instrument Number: 2011- 00012340

As
Deed

Recorded On: June 28, 2011

Parties: INTERNATIONAL MERCANTILE PARK LLC

To

FIRST PALMETTO SAVINGS BANK FSB

Billable Pages: 2

Recorded By: HAYNSWORTH SINKLER BOYD PA

Num Of Pages: 7

Comment: INTERNATIONAL MERCANTILE

**** Examined and Charged as Follows: ****

Deed	12.00				
Recording Charge:	12.00				
		Consideration			
		Amount	RS#/CS#		
Deed Tax	0.00		D 3011		
				Deed State Tax	0.00
					Deed County Tax 0.00
EXEMPT					
Tax Charge:	0.00				

RECEIVED

Jun 28, 2011

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: Berkeley County, SC

File Information:**Record and Return To:**

Document Number: 2011- 00012340
Receipt Number: 331187
Recorded Date/Time: June 28, 2011 11:05:35A
Book-Vol/Pg: Bk-R VI-8990 Pg-107
Cashier / Station: D Smith / Cash Station 9

HAYNSWORTH SINKLER BOYD PA
PO BOX 11889
COLUMBIA SC 29211-1889



Cynthia B. Forte
Cynthia B Forte - Register of Deeds

MASTER IN EQUITY'S TITLE

STATE OF SOUTH CAROLINA)
 COUNTY OF BERKELEY)

00012340 Vol: 8990 Pg: 108

TO ALL WHOM THESE PRESENT SHALL CONCERN:

I, Robert E. Watson, as Master in Equity for Berkeley County, the said State, send greetings:

WHEREAS, in an action in the Court of Common Pleas in Berkeley County between

First Palmetto Savings Bank, FSB,

as plaintiff and

International Mercantile Park, LLC and First Palmetto Savings Bank, FSB,

as defendants, by an Order dated March 3, 2011, and filed March 9, 2011, 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 (see **Judgment Roll No. 2010-CP-08-03125**) (**A MORTGAGE FORECLOSURE ACTION-TRANSFERRING REALTY**)

NOW THEREFORE KNOW ALL MEN, That I, the undersigned, as Master in Equity for Berkeley County, pursuant to the foregoing and in consideration of the sum of **Four Million and 00/100 (\$4,000,000.00) Dollars** as paid by the hereinafter named grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant and release the following property unto the grantee,

Grantee's Address: First Palmetto Savings Bank, FSB
407 Dekalb Street
Camden, SC 29020

LEGAL DESCRIPTION:

ALL that certain piece, parcel or tract of land containing 85.196 acres, more or less, situate, lying and being near Goose Creek, in the County of Berkeley, State of South Carolina, shown and designated as "TMS 207-00-02-012, 3,711,134,35 SQ. FT., 85.196 ACRES" on that certain plat entitled "TOPOGRAPHICAL SURVEY SHOWING TMS 207-00-02-012 (85.196 ACRES), LOCATED NEAR GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA" dated April 10, 2007, prepared by Timothy D. Elmer, SCPLS No. 17566, of Tim Elmer RLS, LLC, and recorded July 31, 2007 in the Register of Deeds Office for Berkeley County in Plat Cabinet N, at Page 46H. Said tract having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said plat which is incorporated herein by reference.

LESS AND EXCEPTING 2.27 acres, more or less, and all improvements thereon, if any, and described as follows: Within 50 feet of the survey centerline of Dropoff Drive Relocation (S-1255), on the left, between approximate survey stations 17+50 and 22+00.00, thence within 55.00 feet between approximate survey stations 22+00.00 and 24+00.00, thence within 50.00 feet between

approximate survey stations 24+00.00 and 27+63. Also, property within 50.00 feet of the survey centerline of Dropoff Drive Relocation (S-1255), on the right between approximate survey stations 17+41.04 and 22+00.00, thence within 55.00 feet between approximate survey stations 22+00.00 and 24+00.00, thence within 60.00 feet between approximate survey stations 24+00.00 and 27+39.

AND AS FURTHER DESCRIBED AS FOLLOWS:

ALL that certain piece, parcel or tract of land situate, lying and being near Jedburg, in the County of Berkeley, State of South Carolina, shown and designated as "TMS 207-00-02-012" on that certain plat entitled "PLAT SHOWING TMS 207-00-02-012 (85.196 ACRES), PROPERTY OF BURBAGE SMOAK, LOCATED NEAR JEDBURG, BERKELEY COUNTY, SOUTH CAROLINA" dated July 30, 2007, prepared by Timothy D. Elmer, SCPLS No. 17566, of Tim Elmer RLS, LLC, and recorded July 31, 2007 in the Register of Deeds Office for Berkeley County in Plat Cabinet N, at Page 46H (the "Plat"). Said tract having such size, shape, dimensions, buttings and boundings, more or less, as will by reference to said Plat which is incorporated herein by reference.

LESS AND EXCEPTING 2.27 acres, more or less, and all improvements thereon, if any, and described as follows: Within 50 feet of the survey centerline of Dropoff Drive Relocation (S-1255), on the left, between approximate survey stations 17+50 and 22+00.00, thence within 55.00 feet between approximate survey stations 22+00.00 and 24+00.00, thence within 50.00 feet between approximate survey stations 24+00.00 and 27+63. Also, property within 50.00 feet of the survey centerline of Dropoff Drive Relocation (S-1255), on the right between approximate survey stations 17+41.04 and 22+00.00, thence within 55.00 feet between approximate survey stations 22+00.00 and 24+00.00, thence within 60.00 feet between approximate survey stations 24+00.00 and 27+39.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record.

This being the same property conveyed to the Mortgagor herein by deed of conveyance from Burbage Smoak dated August 1, 2007 and recorded August 2, 2007 in Book R, Volume 6759, at Page 181 in the Register of Deeds Office for Berkeley County, South Carolina.

TMS # 207-00-02-012

Property Address: Drop Off Road, Jedburg, SC 29464

This property was sold subject to any past due or accruing property taxes, assessments, existing easements, restrictions of record and any other senior encumbrances.

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 person 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, its successors and assigns for their own use, benefit, and behoof, forever.

IN WITNESS WHEREOF, I, the said Master in Equity under and by virtue of the said Order, have hereunto set my Hand and Seal at Moncks Corner, South Carolina this 17 day of June, 2011.

SIGNED, SEALED AND DELIVERED)
IN THE Presence of:)

Darcenia R. Montgomery
Witness

Amanda Williamsen
Witness

Robert E. Watson
Robert E. Watson
Berkeley County Master in Equity

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

I, Amanda K. Williamson, do hereby certify that Robert E. Watson, 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 this 17 day of June, 2011.

Amanda K. Williamson
Notary Public of South Carolina
My commission expires: 5/23/2017

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Grantor(s): Robert E. Watson, Master in Equity
 International Mercantile Park, LLC
Grantee: First Palmetto Savings Bank, FSB

Deed prepared by:
Haynsworth Sinkler Boyd, P.A. (HSB # 30478.0003)
PO Box 11889
Columbia SC 29211-1889

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

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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 on Drop Off Road, Jedburg, SC 29464, bearing Berkeley County TMS No. 207-00-02-012, was transferred by Robert E. Watson, Berkeley County Master in Equity to First Palmetto Savings Bank, FSB, on June 17, 2011.
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 moneys 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 mortgagee or deed pursuant to foreclosure proceedings
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

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 _____ 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: _____

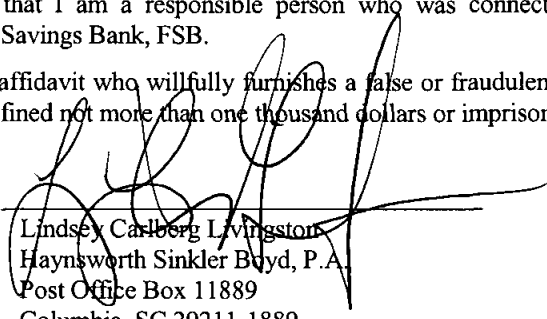
6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$0
- (b) Place the amount listed in item 5 above here: \$0
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$0

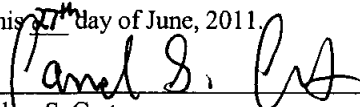
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$12.00.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: counsel for the purchaser, First Palmetto Savings Bank, FSB.

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 dollars or imprisoned not more than one year, or both.


Lindsey Carlberg Livingston
Haynsworth Sinkler Boyd, P.A.
Post Office Box 11889
Columbia, SC 29211-1889

SWORN to and subscribed before me
on this 27th day of June, 2011.


Candice S. Carter
Notary Public for South Carolina
My commission expires: October 9, 2011

INFORMATION

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 fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the 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 fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. Family partnership is a partnership whose partners are all members of the same family. A family trust is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. Family means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A charitable entity means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.