

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

00002172 Vol: 8808 Pg: 102



53 2011 00002172

Instrument Number: 2011- 00002172

As
Deed

Recorded On: February 03, 2011**Parties:** KELLER CALVIN

To

FARMERS & MERCHANTS BANK OF SOUTH CAROLINA

Recorded By: CLAWSON & STAUBES**Num Of Pages:** 5**Comment:****** Examined and Charged as Follows: ****

Deed	10.00				
Recording Charge:	10.00				
		Consideration Amount	RS#/CS#		
	Tax Amount				
Deed Tax	0.00		D 510	Deed County Tax	0.00
				Deed State Tax	0.00
EXEMPT					
Tax Charge:	0.00				

Register of Deeds
Cynthia B. Forte
FOR DEPOSIT ONLY
BERKELEY CO TREASURER

**** 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- 00002172
 Receipt Number: 312170
 Recorded Date/Time: February 03, 2011 12:25:47P
 Book-Vol/Pg: Bk-R VI-8808 Pg-102
 Cashier / Station: O Howell / Cash Station 6

CLAWSON & STAUBES
 126 SEVEN FARMS DRIVE
 SUITE 200
 CHARLESTON SC 29492



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)	IN THE COURT OF COMMON PLEAS
)	
COUNTY OF BERKELEY)	CASE NO.: 2010-CP-08-1560
)	
FARMERS & MERCHANTS BANK OF)	Doc # 00002172
SOUTH CAROLINA,)	
)	
Plaintiff,)	MASTER-IN-EQUITY'S DEED
)	(Public/Private Sale)
vs.)	
)	
CALVIN KELLER, AND SHIRLEY)	
KELLER CARR,)	
)	
Defendant(s).)	

TO ALL WHOM THESE PRESENTS SHALL CONCERN:

I, Robert E. Watson, Master-In-Equity for Berkeley County, in the said State, send Greetings:

WHEREAS, in an action in the Court of Common Pleas in Berkeley County between Farmers & Merchants Bank of South Carolina, as Plaintiff, and Defendant, Calvin Keller, Case No.: 2010-CP-08-1560, by an Order dated October 13, 2010, 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(s) granted in the case as by reference thereto will appear.

WHEREAS, the property was sold to the Plaintiff, Farmers & Merchants Bank of South Carolina, as the highest bidder, for the consideration of \$219,000.00.

WHEREAS, the prior owner is Calvin Keller.

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 \$219,000.00 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 unto the grantee, **Farmers & Merchants Bank of South Carolina**, Post Office Box 668, St. Stephen, SC 29479 the following described property.

All that certain piece, parcel or tract of land, situate, lying and being in First St. Stephen Parish, County of Berkeley, State of South Carolina, MEASURING AND CONTAINING Two and Twenty-Six One-Hundredths (2.26) acres, more or less, and being more clearly shown as Tract A on a plat prepared by Hager E. Metts, PLS, dated March 9, 2000, entitled "SUBDIVISION PLAT OF 2.26 AC. OWNED BY RUSSELL PROPERTIES, INC. ABOUT TO BE CONVEYED TO CALVIN E. KELLER", and filed of record on March 28, 2000 at the Office of the Register of Deeds for Berkeley County in Plat Cabinet O, Page 200-E.

Being the same property conveyed to Calvin Keller by Russell Properties, Inc., by Deed dated March 27, 2007 and recorded March 28, 2000 in the Office of the Register of Deeds for Berkeley County in Book 1885 at Page 118.

TMS # 036-00-03-063

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TOGETHER will 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, its successors and assigns for its 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 24 day of January, in the year of our Lord Two Thousand Eleven in the Two Hundred Thirty Fourth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

Darrelia R. Montgomery
Witness

Amanda K. Williamson
Witness

Robert E. Watson (L.S.)
Robert E. Watson
Master-In-Equity for Berkeley County

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 official seal this the 24 day of January, 2011.

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

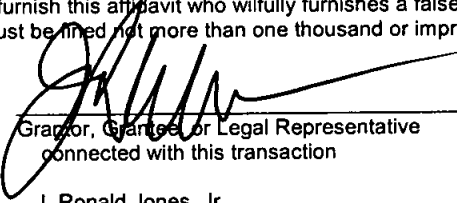
STATE OF SOUTH CAROLINA

AFFIDAVIT

COUNTY OF CHARLESTON

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 **BY Robert E. Watson, Master-In-Equity for Berkeley County TO Farmers & Merchants Bank of South Carolina ON December 31, 2010.**
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 or as a distribution to a trust beneficiary.
 - (c) X EXEMPTION #13 - 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.
 - (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) _____ the amount listed in item 4 above.
 - (b) _____ the amount listed in item 5 above (no amount place zero)
 - (c) _____ 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.
8. Check if Property other than Real Property is being transferred on this Deed.
 - (a) _____ Mobile Home
 - (b) _____ Other
9. _____ DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT Estate of _____ Deceased Case Number _____. Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina, that (s)he has prepared the Deed of Distribution for the Personal Representative in the Estate of _____ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. 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 or imprisoned not more than one year, or both.


 Grantor, Grantee, or Legal Representative
 connected with this transaction

J. Ronald Jones, Jr.
 Print or Type Name Here

Sworn to before me this 1st
 day of February, 2011.


 Notary Public for South Carolina
 My Commission Expires 3/26/2020

Grantee's Address:
Brian P. West
Farmers & Merchants Bank of South
Carolina
Post Office Box 668
St. Stephen, SC 29479

Return to:
J. Ronald Jones, Jr.
CLAWSON & STAUBES, LLC
126 Seven Farms Drive, Suite 200
Charleston SC 29492