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Instrument
201400050469 OR

201400001323 EXEMPT
MYLINDA NETTLES
COUNTY CLERK
HAMPTON COUNTY SC
09-24-2014 11:27 am.
REC FEE: 12.00

ASSESSOR'S OFFICE

TN 2014-0667

Date 9-25-14 YRB

RECORDED THIS 25th DAY
OF September 2014
IN BOOK 7 PAGE 232
Jeresa Hill Williams
AUDITOR HAMPTON COUNTY, S.C.

201400001323
Filed for Record in
HAMPTON COUNTY SC
MYLINDA NETTLES, COUNTY CLERK
09-24-2014 At 11:27 am.
D-DEED 12.00
Book 410 Page 330 - 335

Instrument Book Page
201400001323 410 330

Space above this line for recording information only

STATE OF SOUTH CAROLINA)
COUNTY OF HAMPTON AND)
COLLETON)

TITLE TO REAL ESTATE
(General Warranty Deed)
(Deed in Lieu of Foreclosure)

This Deed in Lieu of Foreclosure is being executed in duplicate originals to facilitate recording in Hampton and Colleton Counties.

KNOW ALL MEN BY THESE PRESENTS, That J.M. BOULWARE, in the State aforesaid, County aforesaid, in consideration of the sum of A NOMINAL CONSIDERATION OF FIVE AND NO/100 DOLLARS (\$5.00) AND A COVENANT NOT TO EXECUTE to her paid at and before the sealing of these presents by RICHARD ALEXANDER MURDAUGH, SR., 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, subject to the covenants and conditions contained within this instrument, unto the said RICHARD ALEXANDER MURDAUGH, SR., his Heirs and Assigns, forever, in fee simple, the following described property:

TRACT 1: The W. E. Mears tract, situate in the Counties of Colleton and Hampton, State of South Carolina, containing forty-two and one half (42.5) acres, more or less; bounded on the North by highland now or formerly of W. E. Mears; on the East by lands now or formerly of W. E. Mears; on the South by lands now or formerly of H. W. Duboise: and on the West by lands now or formerly of J. F. Gooding.

ALSO, the W. E. Mears tract, situate in the Counties of Colleton and Hampton, State of South Carolina, containing eleven (11) acres, more or less, according to a plat of survey of same made by J. H. Varn and W. H. Miley, Surveyors, in March 1903 and bounded on the Northeast by lands now or formerly of W. E. Mears; on the Northwest by lands now or formerly of F. A. Crosby; on the Southwest and East by lands now or formerly of D. A. Blodgett.

LESS AND EXCEPTING:

All that certain piece, parcel or tract of land containing, Thirty-Three and One Tenth (33.1) Acres, more or less, situate, lying and being in the County of Colleton, State of South Carolina, and being bounded, now or formerly as follows: On the Northeast by

TMS 122-00-00-003
DATE 10-23-2014
THOMAS W. HILL
ASSESSOR COLLETON COUNTY

201400001323
ANDERSON & BROWN

201400050469
ANDERSON & BROWN LLC
PO BOX 576
HAMPTON SC 29924

201400050469
Filed for Record in
COLLETON COUNTY SC
DEBORAH H GUSLER, REGISTER OF DEEDS
10-06-2014 At 01:47 PM.
DEED 12.00
OR Volume 2261 Page 131 - 136

lands of Hannah Capers, et al, and lands of Helena K. Godley as Successor Trustee of E. K. Godley RLT, et al; On the Southeast by lands of Willis L. Kinard; on the Southwest by Salkehatchie River; and on the Northwest by lands of Helena K. Godley and Paul Alexy, III, conveyed to Helena K. Godley by Deed recorded in Deed Book 831 at Page 326 in the Office of the Clerk of Court for Colleton County, South Carolina.

TRACT 2: All that certain piece, parcel or tract of land, situate, lying and being in the Counties of Colleton and Hampton, State of South Carolina, containing fifty-seven (57) acres, more or less, and bounded on the Northeast by the upland portion of the tract herby conveyed, a blazed line on the outer edge of swamp being the line; on the Southeast by lands now or formerly of F. A. Crosby; on the Southwest by lands now or formerly of J. F. Gooding and lands now or formerly of W. M. E. Campbell; according to a survey of same made by Howard Wiswall, Jr., C. E.; together with the rights of way upon and across contiguous lands owned now or formerly of J. F. Rentz, for ingress and egress at any and all times, for men, teams, etc., with the right to build, construct, maintain and operate tramways and cartways upon and across said lands; being the same tract of land conveyed to Big Salkehatchie Cypress Company by J. F. Rentz by deed dated June 6, 1911, recorded in the Office of the Clerk of Court for Hampton on June 20, 1911, in Deed Book "20-D" at page 455' and recorded in the Office of the Clerk of Court for Colleton County on June 13, 1911 in Deed Book "37" at Page 270.

TRACT 3: ALL that certain piece, parcel or tract of land situate in the Counties of Colleton and Hampton, State of South Carolina, containing on hundred eighty-eight and one-half (188.5) acres, more or less, being bounded and described as follows: North by lands formerly of J. C. Rich; East by the upland of W. M. E. Campbell; South by lands formerly of Jacob F. Rentz and lands now or formerly of C. A. Gray; and West by lands now or formerly of C. A. Gray. For a more accurate description of said property reference is craved to a plat made by J. L. M. Irby, Jr., C. E. dated the first day of October, 1913 being the tract conveyed to Big Salkehatchie Cypress Company by W. M. E. Campbell by deed dated October 9, 1913, recorded in the Office of the Clerk of Court for Colleton County on October 11, 1913, in Book of Deeds "38" at Page 250, less a 38 ½ acre tract of land described in that certain deed of Big Salkehatchie Cypress Company to W. M. E. Campbell dated October 9, 1913, recorded in the Office of the Clerk of Court for Colleton County on October 11, 1913, in Book "39" at Page 245;

SAVING AND LESS AND EXCEPTING

All that certain piece, parcel, or tract of land, containing Seventy-Three (73) acres, more or less, situate, lying, and being in the County of Colleton, State of South Carolina, and being bounded, now or formerly, as follows: On the Northeast by lands of Nell L. Laffitte and Margaret L. MacMillan, Trustees N. Lightsey on the Southeast, Northeast, and Northwest by lands of Courtland M. Rizer, Jr.; on the Northeast and Southeast by lands of Helena K. Godley; on the Southwest by the Salkehatchie River; and on the Northwest by other lands of the Lombard Partnership, conveyed to Helena K. Godley by Deed recorded in Deed Book 831 at Page 326 in the Office of the Clerk of Court for Colleton County, South Carolina.

TRACT 4: The J. C. Rich tract, situate in the Counties of Colleton and Hampton, State of South

Carolina, containing ninety-eight (98) acres, more or less; bounded on the North by lands formerly conveyed to Delois A. Blodgett by H. F. Gowan, Trustee; East by lands now or formerly of A. S. Varn; South by lands now or formerly of J. C. Rich; and on the West by lands now or formerly of Mrs. Gray and Cope lands.

TRACT 5: The H. F. Gowan, Trustee, tract, situate in the Counties of Colleton and Hampton, State of South Carolina, containing two hundred and seventy-three and three-fourth ($273 \frac{3}{4}$) acres, more or less, the same being a part of a plantation or tract of land conveyed to H. F. Gowan in a trust by Dr. J. C. Rich on the 17th day of July, 1888, bounded North by lands now or formerly of J. T. Mears; on the East by lands now or formerly of J. C. Rich; on the South by lands now or formerly of J. C. Rich; on the West by lands now or formerly of Mr. Gray, J. C. Rich and Cope lands.

TRACT 6: All that piece, parcel or tract of land, situate, lying and being in the Counties of Colleton and Hampton, State of South Carolina, containing two hundred and thirty-two and three-fourths ($232 \frac{3}{4}$) acres, more or less, and bounded on the Northeast by lands now or formerly of Christian M. Mears, formerly of J. T. Mears; on the Southeast by lands now or formerly of the Estate of J. C. Rich, formerly of Dr. J. C. Rich on the Southwest by lands now or formerly of Ezekial Stokes; and on the Northwest by lands now or formerly of Dr. A. C. Varn; and being the same property conveyed by C. M. Mears to the Big Salkehatchie Cypress Company by deed dated May 25, 1917, and recorded in the Office of the Clerk of Court for Colleton County on the 11th day of June 1917, in Deed Book 44 at Page 213.

TRACT 7: All that certain piece, parcel or tract of land situate in the County of Hampton, State of South Carolina, containing seventy-one (71) acres, more or less, and bounded on the Northeast by lands now or formerly of J. T. Mears; Southeast by lands now or formerly of W. O. Thompson Southwest by uplands now or formerly of E. C. Mew; and on the Northwest by lands now or formerly of Jacob A. Lightsey. For a more full and accurate description of said property reference may be had to plat of survey of same made by H. Wiswall, J., C. E., dated April 26, 1911; being the same property conveyed to Big Salkehatchie Cypress Company by E. C. Mew by deed dated June 6, 1911, recorded in the Office of the Clerk of Court for Hampton County in June 12, 1911, in Deed Book 30-D at Page 450.

TRACT 8: All the certain piece, parcel, or tract of land containing Twenty-Nine (29) acres, more or less, situate, lying and being in Hampton County, South Carolina, and being bounded, now or formerly, as follows: On the Northeast by the Salkehatchie River; On the Southeast by lands of the Lombard Partnership; On the Southwest by lands of Tuten; and on the Northwest by lands of the Lombard Partnership; This tract being shown as the southwesterly most portion of a Two Hundred Forty-Eight (248) acre tract (the portion lying Southwest of the main run of the Salkehatchie Swamp) on a plat prepared by W. H. Miley dated June 29, 1938, and recorded July 6, 1938 in Plat Book 3 at Page 33 in the Office of the Clerk of Court for Colleton County, South Carolina.

This is the same property conveyed to J. M. Boulware by deed of Barrett T. Boulware recorded April 9, 2009 in the office of the Clerk of Court for Hampton County, SC in Deed Book 350 page 116 and recorded April 8, 2009 in the office of the Register of Deeds for Colleton County,

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SC in Deed Book 1710 page 209.

It is the intention of the parties that the property conveyed include all of the property encompassed by the above referenced tax map numbers, whether specifically described herein or not.

**TMS# 122-00-00-003 Colleton County
TMS# 146-00-00-004 Hampton County**

**Grantee's Address: P.O. Box 457
Hampton, SC 29924**

**PREPARED BY ANDERSON AND BROWN, LLC
P.O. BOX 576, HAMPTON, SOUTH CAROLINA 29924**

This conveyance is made subject to the following:

That Mortgage from **J.M. BOULWARE** to **RICHARD ALEXANDER MURDAUGH, SR.** in the original amount of \$970,354.00 dated May 1, 2013, and recorded in the office of the Clerk of Court for Hampton County on May 6, 2013 in Book 525 at pages 132-138 AND recorded in the office of the Register of Deeds for Colleton County on May 7, 2013 in Book 2117 at pages 225-231. Grantee is the current holder and owner of this mortgage. It is the express intent of the Grantor and Grantee that the legal title conveyed by this deed not merge with any right, title or interest that Grantee has in the property by virtue of that Mortgage from Grantor to **RICHARD ALEXANDER MURDAUGH, SR.** in the original amount of \$970,354.00 dated May 1, 2013 and recorded in the office of the Clerk of Court for Hampton County on May 6, 2013 in Book 525 at pages 132-138 AND recorded in the office of the Register of Deeds for Colleton County on May 7, 2013 in Book 2117 at pages 225-231. The lien interests secured by the Mortgage shall be kept open as a valid lien for the protection of Grantee, its successors and assigns. The vesting of title shall not operate to effect such a merger of interests as to extinguish the aforesaid lien interests or elevate priority of any interests heretofore subordinate to that of Grantee.

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, subject to the covenants and conditions contained within this instrument, unto the said **RICHARD ALEXANDER MURDAUGH, SR.**, his Heirs and Assigns Forever.

AND **J.M. BOULWARE** does hereby bind herself and her Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said **RICHARD ALEXANDER MURDAUGH, SR.**, as hereinabove provided against herself and her Heirs and any person or persons whomsoever lawfully claiming, or to claim the same or any part thereof.

This deed is an absolute conveyance for fair and adequate consideration, such consideration, in addition to that recited above, being Grantee's covenant not to sue Grantor in order to recover a personal judgment against Grantor under the obligation secured by the Mortgage executed by **J.M. BOULWARE** to **RICHARD ALEXANDER MURDAUGH, SR.**, in the original amount of \$970,354.00 dated the 1st of May, 2013 and recorded in the office of the Clerk of Court for Hampton County on May 6, 2013 in Book 525 at pages 132-138 AND recorded in the office of the Register of Deeds for Colleton County on May 7, 2013 in Book 2117 at pages 225-231.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed, between Grantor and Grantee with respect to the real estate described herein. The Grantor further acknowledges that the value of the property conveyed herein does not exceed the indebtedness owed by Grantor to the Grantee, and the acceptance of this instrument by the Grantee will not force the Grantor into insolvency nor is this a preferential or fraudulent conveyance with an agreement to reimburse.

This Deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind.

IN WITNESS whereof the Grantor has set her hand and seal this 23rd day of September in the Year of our Lord two thousand and fourteen.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

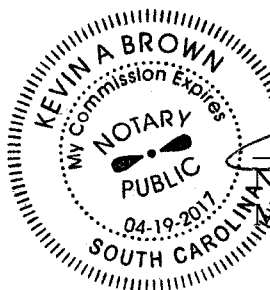
Jerry Harriott
[Signature]

J.M. Boulware
J.M. Boulware

STATE OF SOUTH CAROLINA)
COUNTY OF HAMPTON)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 23rd day of September, 2014 by **J.M. BOULWARE.**



[Signature]
Notary Public of South Carolina:
My Commission Expires: 4-19-17

STATE OF SOUTH CAROLINA)
)
COUNTY OF COLLETON)

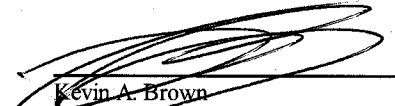
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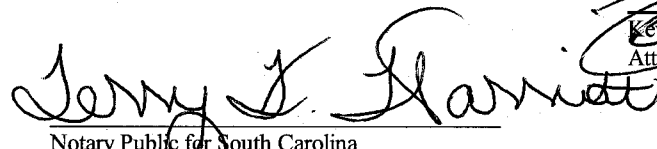
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located in the Counties of Colleton and Hampton bearing Colleton County Tax Map Number 122-00-00-003 and Hampton County Tax Map Number 146-00-00-005 was transferred by J. M. Boulware to Richard Alexander Murdaugh, Sr. on September 23, 2014.
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 mortgagor 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:
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$.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) Place the amount listed in item 4 above here: \$.00
 - (b) Place the amount listed in item 5 above here: \$.00
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$.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: Closing Attorney.
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.

Sworn to before me this 2nd
day of October, 2014.

Responsible Person connected with the Transaction


Kevin A. Brown
Attorney-at-Law


Notary Public for South Carolina
My Commission Expires: 5-3-2023

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