Lebanon Eastover Property Records

Lebanon United Methodist Church, Eastover

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KNOW ALL MEN BY THESE PRESENTS, that Lebanon Methodist Church f/k/a Lebanon United Methodist Church (hereinafter referred to as “Grantor”), for and in consideration of Five Dollars and No/100 Cents ($5.00) and other consideration by the Grantee in hand paid at and before the sealing of these presents, by Lebanon Methodist Church of South Carolina (hereinafter referred to as “Grantee”) 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 unto the Grantee, its successors and assigns the following described property:

SEE ATTACHED EXHIBIT “A”  
TMS No.: 27800-01-03

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, its successors and assigns forever.

And the Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the premises unto the Grantees, its successors and assigns against the Grantor, its successors and assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa.
Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this _____ day of May, 2023.

Signed, Sealed and Delivered in presence of:

_____________________________________  Lebanon Methodist Church f/k/a
                                        Lebanon United Methodist Church

_____________________________________  STATE OF SOUTH CAROLINA  )
                                        )                        ACKNOWLEDGMENT
                                        )                        S.C. 30-5-30
                                        )
                                        )
                                        )

                           COUNTY OF RICHLAND

I, ________________________________________________________, a Notary Public for the State of South Carolina, hereby certify that the grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and seal this _____ day of May, 2023.

_________________________________________
Notary Public for the State of South Carolina
My Commission Expires: ____________________
**EXHIBIT “A”**

**Legal Description**

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being shown and delineated as **Parcel A, containing 1.65 acres** as shown on a plat prepared for Lebanon Methodist Church by William Wingfield, Registered Surveyor, dated March 14, 1966 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 28 at Page 656. Reference being made to said latter plat for a more complete and accurate description thereof, all measurements being a little more or less.

This being the same property conveyed unto Henry Walker, Sr., Kern Powell, J.H. Young, C.T. Young, Roy Young and W. D. Coleman, Trustees of Lebanon Methodist Church, Lebanon-McCleod Charge, Columbia District, South Carolina Annual Conference of the Methodist Church by deed from Mary W. Hogan and Gilbert S. Hogan, as Executors of the Estate of William S. Hogan dated April 13, 1966 and recorded in the Office of the Register of Deeds for Richland County in Deed Book D40 at Page 314.

**ALSO:**

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being shown and delineated as **Parcel B, containing 0.56 acres**, as shown on a plat prepared for Lebanon Methodist Church by William Wingfield, Registered Surveyor, dated March 14, 1966 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 28 at Page 656. Reference being made to said latter plat for a more complete and accurate description thereof, all measurements being a little more or less.

This being the same property conveyed unto Henry Walker, Sr., Kern Powell, J.H. Young, C.T. Young, Roy Young and W. D. Coleman, Trustees of Lebanon Methodist Church, Lebanon-McCleod Charge, Columbia District, South Carolina Annual Conference of the Methodist Church by deed from Mary W. Hogan dated April 13, 1966 and recorded in the Office of the Register of Deeds for Richland County in Deed Book D40 at Page 314.

**ALSO:**

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in School District Number One, in the County of Richland, State of South Carolina, approximately thirteen (13) miles East of the City of Columbia, on U.S. Highway No. 76, being shown and delineated as **Parcel 1 containing 0.38 acre** on a survey prepared for Lebanon United Methodist Church by Enwright Surveying, Inc., William Wingfield, Registered Surveyor, dated December 17, 1981 and recorded in the Office of the Register of Deeds for Richland County in Plat Book Z at Page 1634. Reference being made to said latter plat for a more complete and accurate description thereof, all measurements being a little more or less.

This being the same property conveyed unto Lebanon United Methodist Church by Deed from John C. Gwinn dated December 31, 1981 and recorded January 27, 1982 in the Office of the Register of Deeds for Richland County in Deed Book D600 at Page 35.
ALSO:

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in School District Number One, in the County of Richland, State of South Carolina, approximately thirteen (13) miles East of the City of Columbia, on U.S. Highway No. 76, being shown and delineated as **Parcel 2 containing 0.41 acre** on a survey prepared for Lebanon United Methodist Church by Enwright Surveying, Inc., William Wingfield, Registered Surveyor, dated December 17, 1981 and recorded in the Office of the Register of Deeds for Richland County in Plat Book Z at Page 1634. Reference being made to said latter plat for a more complete and accurate description thereof, all measurements being a little more or less.

This being the same property conveyed unto Lebanon United Methodist Church by Deed from Mary W. Hogan dated January 18, 1982 and recorded January 27, 1982 in the Office of the Register of Deeds for Richland County in Deed Book D600 at Page 38.

TMS No: 27800-01-03

**Property Address:** 10220 Garners Ferry Road
Eastover, South Carolina 29044

**Grantee’s Address:** 10220 Garners Ferry Road
Eastover, South Carolina 29044
STATE OF SOUTH CAROLINA  )                                   AFFIDAVIT FOR TAXABLE
COUNTY OF RICHLAND    )                                       OR EXEMPT TRANSFERS

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 was transferred by Lebanon Methodist Church f/k/a Lebanon United Methodist Church to Lebanon Methodist Church on May _____, 2023.

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 distribution to a trust beneficiary.
   (C) __X__ exempt from the deed recording fee because (See Information section of affidavit): Exemption #1 (Explanation required)
   (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 __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: 0
   (If no amount is listed, place zero here.)
   (C) Subtract Line 6(b) from Line 6(a) and place the result here: $___________

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: $0.00.

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.

[Signature/Notary Page to Follow]
Sworn this ______ day of May, 2023.

Notary Public for the State of South Carolina
My Commission Expires: __________, 20____
KNOW ALL MEN BY THESE PRESENTS, that Lebanon United Methodist Church (hereinafter referred to as “Grantor”), for and in consideration of Five Dollars and No/100 Cents ($5.00) and other consideration by the Grantee in hand paid at and before the sealing of these presents, by Lebanon Methodist Church of South Carolina (hereinafter referred to as “Grantee”) 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 unto the Grantee, its successors and assigns the following described property:

SEE ATTACHED EXHIBIT “A”

TMS No.: 27800-01-05 and 27800-01-06

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, its successors and assigns forever.

And the Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the premises unto the Grantees, its successors and assigns against the Grantor, its successors and assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa.
Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this _____ day of May, 2023.

Signed, Sealed and Delivered in presence of:

_____________________________________ Lebanon United Methodist Church

STATE OF SOUTH CAROLINA )
COUNTY OF RICHLAND )

ACKNOWLEDGMENT S.C. 30-5-30

I, __________________________________________, a Notary Public for the State of South Carolina, hereby certify that the grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and seal this _____ day of May, 2023.

_________________________________________ Notary Public for the State of South Carolina
My Commission Expires: ____________________
EXHIBIT “A”
Legal Description

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Richland, in the State of South Carolina, and being shown and delineated as Parcel “A” Containing 0.98 Acre on a boundary survey prepared for Lebanon United Methodist Church by Civil Engineering of Columbia, Charles D. Meeler, P.L.S. No. 12246, dated August 27, 2007, last revised October 2, 2007 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1382 at Page 2582. Reference is hereby made to said latter plat for a more complete and accurate description thereof.

For informational purposes, plat was revised to correct name to Lebanon United Methodist Church and recorded August 26, 2013 in the Office of the Register of Deeds for Richland County in Plat Book 1890 at Page 306.

TMS No.: 27800-01-05

ALSO:

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Richland, in the State of South Carolina, and being shown and delineated as Parcel “B” Containing 2.78 Acres on a boundary survey prepared for Lebanon United Methodist Church by Civil Engineering of Columbia, Charles D. Meeler, P.L.S. No. 12246, dated August 27, 2007, last revised October 2, 2007 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1382 at Page 2582. Reference is hereby made to said latter plat for a more complete and accurate description thereof.

For informational purposes, plat was revised to correct name to Lebanon United Methodist Church and recorded August 26, 2013 in the Office of the Register of Deeds for Richland County in Plat Book 1890 at Page 306.

This being the same property conveyed unto Lebanon United Methodist Church by Deed of John C. Gwinn, Jr. and Robert Layton Gwinn, Trustees of the Marital Trust U/W/O John Curtis Glenn dated December 12, 2007 and recorded December 12, 2007 in the Office of the Register of Deeds for Richland County in Record Book 1383 at Page 2353; further being conveyed unto Lebanon United Methodist Church by Corrective Quitclaim Deed of John C. Gwinn, Jr. and Robert Layton Gwinn, Trustees of the Marital Trust U/W/O John Curtis Glenn dated August 5, 2013 and recorded August 30, 2013 in the Office of the Register of Deeds for Richland County in Record Book 1891 at Page 2006.

TMS No: 27800-01-06

Grantee’s Address: 10220 Garners Ferry Road
Eastover, South Carolina 29044
STATE OF SOUTH CAROLINA  )                                     AFFIDAVIT FOR TAXABLE
COUNTY OF RICHLAND     )                                       OR EXEMPT TRANSFERS

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 was transferred by Lebanon United Methodist Church to Lebanon Methodist Church on May _____, 2023.

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 distribution to a trust beneficiary.
   (C) __X__ exempt from the deed recording fee because (See Information section of
       affidavit): Exemption #1 (Explanation required)
       (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)
If exempt under exemption #1 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    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: 0
       (If no amount is listed, place zero here.)
   (C) Subtract Line 6(b) from Line 6(a) and place the result here: $___________

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
   $0.00.

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.

[Signature/Notary Page to Follow]
Sworn this _______ day of May, 2023.

Notary Public for the State of South Carolina
My Commission Expires: __________, 20____
KNOW ALL MEN BY THESE PRESENTS, that Lebanon United Methodist Church, Inc. (hereinafter referred to as “Grantor”), for and in consideration of Five Dollars and No/100 Cents ($5.00) and other consideration by the Grantee in hand paid at and before the sealing of these presents, by Lebanon Methodist Church of South Carolina (hereinafter referred to as “Grantee”) 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 unto the Grantee, its successors and assigns the following described property:

SEE ATTACHED EXHIBIT “A”

TMS No.: 27800-03-10

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, its successors and assigns forever.

And the Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the premises unto the Grantees, its successors and assigns against the Grantor, its successors and assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa.
Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this _____ day of May, 2023.

Signed, Sealed and Delivered in presence of:

_____________________________________  Lebanon United Methodist Church, Inc.

STATE OF SOUTH CAROLINA  )  ACKNOWLEDGMENT
 )  S.C. 30-5-30
COUNTY OF RICHLAND  )

I, __________________________________________, a Notary Public for the State of South Carolina, hereby certify that the grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and seal this _____ day of May, 2023.

_____________________________________
Notary Public for the State of South Carolina
My Commission Expires: __________________
EXHIBIT “A”
Legal Description

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Richland, in the State of South Carolina, and being shown and designated on a plat prepared for Lebanon United Methodist Church by Michael T. Arant, surveyor dated November 16, 2006 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1253 at Page 1539; said lot having such boundaries and measurements as shown thereon, all being a little more or less.

This being the same property conveyed unto Lebanon United Methodist Church, Inc. by deed of Marion E. Galloway and Scottie G. Blount dated November 29, 2006 and recorded December 7, 2006 in the Office of the Register of Deeds for Richland County in Record Book 1259 at Page 3866.

TMS No.: 27800-03-10

Property Address: 10217 Garners Ferry Road
Eastover, South Carolina 29044

Grantee’s Address: 10220 Garners Ferry Road
Eastover, South Carolina 29044
STATE OF SOUTH CAROLINA   )                                   AFFIDAVIT FOR TAXABLE
COUNTY OF RICHLAND   )                                       OR EXEMPT TRANSFERS

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 was transferred by Lebanon Methodist Church f/k/a Lebanon United Methodist Church, Inc. to Lebanon Methodist Church on May _____, 2023.

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 distribution to a trust beneficiary.
   (C) __X__ exempt from the deed recording fee because (See Information section of
       affidavit): Exemption #1 (Explanation required)
       (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 _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: 0
       (If no amount is listed, place zero here.)
   (C) Subtract Line 6(b) from Line 6(a) and place the result here: $___________

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
   $0.00.

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.

[Signature/Notary Page to Follow]
Sworn this _______day of May, 2023.

Notary Public for the State of South Carolina
My Commission Expires: __________, 20____
KNOW ALL MEN BY THESE PRESENTS, that Lebanon Methodist Church
Trustees (hereinafter referred to as “Grantor”), for and in consideration of Five Dollars and
No/100 Cents ($5.00) and other consideration by the Grantee in hand paid at and before the sealing
of these presents, by Lebanon Methodist Church of South Carolina (hereinafter referred to as
“Grantee”) 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 unto the
Grantee, its successors and assigns the following described property:

SEE ATTACHED EXHIBIT “A”

TMS No.: 27800-03-11

This conveyance is made subject to easements and restrictions of record and otherwise
affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances
to the Premises belonging, or in anywise incident appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the
Grantee, its successors and assigns forever.

And the Grantor does hereby bind itself, its successors and assigns to warrant and forever
defend all and singular the premises unto the Grantees, its successors and assigns against the
Grantor, its successors and assigns and against every person whomsoever lawfully claiming or to
claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa.
Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this _____ day of May, 2023.

Signed, Sealed and Delivered in presence of:

_____________________________________  ____________________________________  

Lebanon Methodist Church Trustees

_____________________________________

STATE OF SOUTH CAROLINA  )  ACKNOWLEDGMENT  
COUNTY OF RICHLAND  )  S.C. 30-5-30

I, __________________________________________, a Notary Public for the State of South Carolina, hereby certify that the grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and seal this _____ day of May, 2023.

_____________________________________________________________________
Notary Public for the State of South Carolina
My Commission Expires: ____________________
All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Richland, in the State of South Carolina, and being shown and designated as Parcel “A” and Parcel “B” on a plat prepared for B. A. Jordan, et al, dated October 30, 1964, prepared by William Wingfield, Reg. Surveyor, and recorded in the Office of the Clerk of Court for Richland County in Plat Book V at Page 225 and, also shown on a plat prepared for Lebanon Methodist Church dated October 30, 1964, prepared by William Wingfield, Reg. Surveyor, recorded in the Office of the Clerk of Court for Richland County in Plat Book 25 at Page 225.

This being the same property conveyed unto Henry W. Walker, C.T. Young, George Reeves, L.S. Cloaninger, James H. Young and Roy Young, as Trustees of Lebanon Methodist Church by deed of B. A. Jordan dated November December 7, 1964 and recorded February 5, 1965 in the Office of the Register of Deeds for Richland County in Deed Book D2 at Page 83.

TMS No.: 27800-03-11

Property Address: 10219 Garners Ferry Road
Eastover, South Carolina 29044

Grantee’s Address: 10220 Garners Ferry Road
Eastover, South Carolina 29044
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 was transferred by Lebanon Methodist Church Trustees to Lebanon Methodist Church on May _____, 2023.

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 distribution to a trust beneficiary.
   (C) __X__ exempt from the deed recording fee because (See Information section of affidavit): Exemption #1 (Explanation required)

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: $________________________
   (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 the result here: $___________

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: $0.00

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.

[Signature/Notary Page to Follow]
Responsible Person Connected with the Transaction

Print or Type Name Here

Sworn this ______ day of May, 2023.

Notary Public for the State of South Carolina
My Commission Expires: __________, 20____
ESQUIRE TITLE COMPANY

Post Office Box 839
Columbia, SC 29202
(803) 799-5175

Clare A. Hungiville
Mike Hungiville
Mark A. Smith

ESQUIRE TITLE COMPANY, does hereby certify that the present status of the record title to the property described herein is, as shown on the attached TITLE REPORT, subject only to the STANDARD EXCEPTIONS and the SPECIAL EXCEPTIONS listed and that the fee simple title of the PRESENT RECORD OWNER is not, according to a search of the public records as preserved in the County offices of the Register of Deeds, Clerk of Court, Judge of Probate and Treasurer for the stated PERIOD OF EXAM, charged or affected by any suit at law or in equity or by any existing lien or encumbrance properly indicated by the general indices nor any unpaid taxes or assessments other than as noted or mentioned therein.

ESQUIRE TITLE COMPANY, agrees to hold harmless the addressee only, against any loss or damage not exceeding the purchase price or loan amount in connection with the transaction referred to herein, which the addressee may sustain by reason or any error or omission in the TITLE REPORT. This TITLE REPORT is not transferable, assignable, or saleable by the addressee; all liability to any person other than the addressee named herein is expressly disclaimed.

ESQUIRE TITLE COMPANY

By: _______________________

NOTE: This is a report on title and not insurance of the title.

**IT IS RECOMMENDED THAT TITLE INSURANCE BE OBTAINED.**
STANDARD EXCEPTIONS

1. This certificate is limited to matters disclosed by the records filed, and properly indexed, in the Register of Deeds or Clerk of Court’s Office for the County in which the property is located and exception is made to any matters or defects which are not disclosed by an examination of said records.

2. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

3. Any law, ordinance, and governmental regulations (including but not limited to truth in lending and consumer protection laws, building and zoning ordinances, floodway and flood plain determinations) restricting or regulating the character, use, dimension, or location of any improvements now or hereafter erected on the land or prohibiting a separation in ownership or a reduction in the dimensions or area of the land or the effect of any violation of such law, ordinance, or governmental regulation, of determination.

4. Judgements and proceedings filed only in Federal Court. (Note: Upon the filing of a petition in Bankruptcy, title to real estate of the bankrupt vests in the Trustee in Bankruptcy and notice thereof is not required to be filed in records of the County records; also federal condemnation proceedings may vest property in the United States and notice thereof is not required to be filed in the County records.)

5. Water, sewage and lot clearing charges from a municipal authority, or public service district or private utility, unrecorded in the Office of the Register of Mesne Conveyance or Clerk of Court’s office.

6. The completeness and accuracy of the County Assessor’s, Auditor’s, and Treasurer’s records.

7. The possibility that additional taxes will be assessed under the roll-back provision of Section 12-43-220 of the Code of Laws of South Carolina, 1976, as amended.
Attn: Leslie

CHARGES:
Exam SEE 0364A
Copies
Other
Total SEE 0364A

PRESENT RECORD OWNER: Lebanon United Methodist Church, Inc.

PURCHASER:

PROPERTY: 10217 Garners Ferry Road
LOT: 4 BLOCK: SUB-DIVISION: Richland
TMS # R27800-03-10 COUNTY:

PERIOD OF EXAM FROM: 01-01-1965 TO: 04-24-2023 at 9 AM

DERIVATION:
From: Marion E. Galloway and Scottie G. Blount

MORTGAGES:
From:
To:
Dated: Recorded: Book: Page:
Securing: Assigned To:
Dated: Recorded: Book: Page:

SECOND MORTGAGE:
From:
To:
Dated: Recorded: Book: Page:
Securing: Assigned To:
Dated: Recorded: Book: Page:
FOR TAX INFORMATION SEE ATTACHED COPY OF TAX BILL(S)
TAX DATA FOR INFORMATION ONLY - SEE GENERAL EXCEPTIONS # 6 and 7

SPECIAL EXCEPTIONS

Easements
NONE

Restrictions
NONE
Judgments: NONE
Lis Pendens: NONE
Mechanics Liens: NONE
State Tax Liens: NONE
Federal Tax Liens: NONE
Financing Statements:
Plats: 1253/1539
Estates: NONE
Other: NONE

---

Initials MMH/vbr
Richland County Tax Information
David A. Adams
Richland County Treasurer

The Richland County Treasurer's Office offers several convenient ways to pay your taxes. In addition to paying your taxes in person, through the mail, or at Synovus bank locations throughout the Midlands, we now accept credit card payments with MasterCard, Visa, Discover, and American Express or by electronic check.

Your online payment will be processed by SC.GOV, a third party, working under contract administered by the South Carolina Department of Administration's Division of Technology Operations. The online price of items or services purchased through SC.GOV, the state's official Web portal, includes funds used to develop, maintain, enhance, and expand the service offerings of the state's portal.

Richland County Real Estate Tax

RICHLAND COUNTY
PO BOX 11947
COLUMBIA, SC 29211

REAL ESTATE TAX
David A. Adams
County Treasurer
(803) 576-2250 Ext. 2
treasurer@scgov.us

<table>
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<th>County Sales-Cr</th>
<th>Homestead</th>
<th>County Relief</th>
<th>Solid Waste</th>
<th>Pen/Cost</th>
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Bill #: R-2022-102103
LEBANON U M CHURCH
10220 GARNERS FERRY RD
EASTOVER, SC 29044-0000

Paid to Date: .00
Date Paid: 
Amount Due: .00
Title To Real Estate

State of South Carolina

County of Richland

Know All Men By These Presents That Marion E. Galloway and Scottie G. Blount (hereinafter called "Grantors"), in the State and County aforesaid, for and in consideration of the sum of Twenty Thousand and 00/100------($20,000.00) to the Grantors in hand paid at and before the sealing of these presents by Lebanon United Methodist Church, Inc. (hereinafter called "Grantees"), the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Grantees, their heirs and assigns forever, the following described property:

All that certain piece, parcel of lot of land, with the improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, being shown and designated on a plat Lebanon United Methodist Church, prepared by Michael T. Arant, surveyor dated November 16, 2006, and recorded in the Office of the RMC/ROD for Richland County in Plat/Record Book 1253 at Page 1539; said lot having such boundaries and measurements as shown thereon, all being a little more or less.

This being the identical property conveyed to Marion E. Galloway and Scottie G. Blount by Deed of Estate of Wylie Edward Galloway dated January 6, 1977, and recorded January 6, 1977, in Deed/Record Book D409, Page 445, Richland County records.

Richland County Tax Map Number: 27800-03-10

Grantee's Address: 10220 Garners Ferry Road, Eastover, South Carolina 29044

This conveyance is made subject to easements and restriction of record and otherwise affecting the property.

Together with all and singular rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining thereto.

To Have And To Hold, all and singular the premises before mentioned unto the said Grantees, their Heirs and Assigns forever.

And the Grantors do hereby bind themselves and their heirs to warrant and forever defend all and singular the said premises unto the Grantees, their Heirs and Assigns, against Grantors and their Heirs and Assigns, and against every person whomever lawfully claiming or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantees.
In Witness Whereof, the Grantors have hereunto set their hands and seals this 29th day of November, in the year of our Lord Two Thousand Six, and in the two hundred and thirtieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
In the Presence of

Marion E. Galloway
(Seal)

Scottie G. Blount
(Seal)

State of South Carolina
County of Richland

Personally appeared before me, the undersigned witness, who being duly sworn, says that she saw the within-named Grantors sign, seal and deliver the within written Title To Real Estate; and that she with C. Kenneth Powell, the other witness whose signature appears above, witnessed the execution thereof.

Notary Public for South Carolina
My Commission Expires: March 5, 2011

Prepared by:
C. KENNETH POWELL
Attorney at Law
2231 Devine Street
Suite 302
Columbia, SC 29205
(803) 256-0754
CKP File Number 06-2226 LEBANON UMC

Title To Real Estate
Marion E. Galloway and Scottie G. Blount, Grantor(s)
Lebanon United Methodist Church, Inc., Grantee(s)
Plot Prepared for:

Lebanon United Methodist Church

Richland County
Nov. Howell H.H., S.C.
Nov. 16, 1986

1200 Old Charles Rd. - Eastover, SC 29044 - (803) 730-2458

The same being shown as lot #4 on survey for C.E. Aldret by D.T. Holt

I hereby state that to the best of my knowledge, information, and belief
the survey shown herein was made in accordance with the requirements of the
Manual for the Practice of Land Surveying in South Carolina and meets the
requirements for a Class 4 survey as specified therein; also there are no
unrecorded easements or projections other than shown.

I hereby state that the above lot is not located in a flood prone zone as shown
on the map # 4599C0/850 with effective date Jan. 9, 1994.

TMA # 278 00-03-10
RPC5, # 4547

Michael T. Arant
Arant & Associates, Inc.
Your Title Insurance Policy is a legal contract between you and Chicago Title Insurance Company. It applies only to a one-to-four residential lot or condominium unit. If your land is not either of these, contact us immediately.

The Policy insures you against certain risks to your land title. These risks are listed on page one of the Policy. The Policy is limited by:

- Exclusions on page 2
- Exceptions on Schedule B
- Conditions on pages 2 and 3

You should keep the Policy even if you transfer the title to your land.

If you want to make a claim, see Item 3 under Conditions on page 2.

You do not owe any more premiums for the Policy.

This sheet is not your insurance Policy. It is only a brief outline of some of the important Policy features. The Policy explains in detail your rights and obligations and our rights and obligations. Since the Policy—and not this sheet—is the legal document, YOU SHOULD READ THE POLICY VERY CAREFULLY.

If you have any questions about your Policy, contact:

CHICAGO TITLE INSURANCE COMPANY

Policy No. 7209740-35442

Your Residential Title Insurance Policy

Chicago Title Insurance Company

P.O. Box 45023
Jacksonville, Florida 32232-5023

Table of Contents

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<th>OWNER'S COVERAGE STATEMENT</th>
<th>PAGE</th>
</tr>
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<tr>
<td>COVERED TITLE RISKS</td>
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<tr>
<td>COMPANY'S DUTY TO DEFEND AGAINST COURT CASES</td>
<td>1</td>
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<tr>
<td>SCHEDULE A</td>
<td>INSERT</td>
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<tr>
<td>Policy Number, Date and Amount</td>
<td></td>
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<tr>
<td>1. Name of Insured</td>
<td></td>
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<tr>
<td>2. Interest in Land Covered</td>
<td></td>
</tr>
<tr>
<td>3. Description of the Land</td>
<td></td>
</tr>
<tr>
<td>SCHEDULE B—EXCEPTIONS</td>
<td>INSERT</td>
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</table>

| EXCLUSIONS                  | PAGE |
|                            | 2 |

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<tr>
<th>CONDITIONS</th>
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<tbody>
<tr>
<td>1. Definitions</td>
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<td>2. Continuation of Coverage</td>
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<td>3. How to Make a Claim</td>
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<td>4. Our Choices When You Notify Us of a Claim</td>
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<tr>
<td>5. Handling a Claim or Court Case</td>
<td></td>
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<tr>
<td>6. Limitation of the Company's Liability</td>
<td></td>
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<td>7. Transfer of Your Rights</td>
<td></td>
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<tr>
<td>8. Arbitration</td>
<td></td>
</tr>
<tr>
<td>9. Our Liability is Limited to This Policy</td>
<td></td>
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</table>
SCHEDULE A

OFFICE FILE NUMBER: 06-2226 LEBANON UMC
POLICY NUMBER: 7209740-95442
DATE OF POLICY: December 7, 2006, at 01:03 PM
AMOUNT OF INSURANCE: $20,000.00

1. Name of Insured:
   Lebanon United Methodist Church, Inc.

2. The estate or interest in the land which is covered by this Policy is:
   Fee Simple

3. Title to the estate or interest in the land is vested in the insured.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:
   NONE

   the mortgage, if any, referred to in Item 4 of Schedule A.

5. The land referred to in this Policy is described as follows:

   All that certain piece, parcel of lot of land, with the improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, being shown and designated on a plat Lebanon United Methodist Church, prepared by Michael T. Arant, surveyor dated November 16, 2006, and recorded in the Office of the RMC/ROD for Richland County in Plat/Record Book 1253 at Page 1539; said lot having such boundaries and measurements as shown thereon, all being a little more or less.

ISSUED BY: Republic Title Insurance Agency
2231 Devine Street, Suite 302, Columbia, South Carolina 29205

SCHEDULE A
Owners Form
(Rev. 1/89)

This Policy valid only if Schedule B is attached.
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys’ fees or expenses) which arise by reason of:

General Exceptions:

1. Rights or claims of parties in possession not shown by the public records.

2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

3. Easements, or claims of easements, not shown by public records.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Taxes or special assessments which are not shown as existing liens by the public records.

Special Exceptions: The mortgage, if any, referred to in Item 4 of Schedule A.

6. Taxes and assessments for the year 2007, and subsequent years, which are a lien, but are not yet due and payable.

ISSUED BY: Republic Title Insurance Agency
2231 Devine Street, Suite 302, Columbia, South Carolina 29205

Countersigned

Authorized Signatory

Schedule B of this Policy consists of 1 page(s).

SCHEDULE B (EXTENDED COVERAGE)
Owners Form
(Rev. 1/89)
Know All Men By These Presents That Marion E. Galloway and Scottie G. Blount (hereinafter called "Grantors"), in the State and County aforesaid, for and in consideration of the sum of Twenty Thousand and 00/100------($20,000.00) to the Grantors in hand paid at and before the sealing of these presents by Lebanon United Methodist Church, Inc. (hereinafter called "Grantees"), the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Grantees, their heirs and assigns forever, the following described property:

All that certain piece, parcel of lot of land, with the improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, being shown and designated on a plat Lebanon United Methodist Church, prepared by Michael T. Arant, surveyor dated November 16, 2006, and recorded in the Office of the RMC/ROD for Richland County in Plat/Record Book 1253 at Page 1539; said lot having such boundaries and measurements as shown thereon, all being a little more or less.

This being the identical property conveyed to Marion E. Galloway and Scottie G. Blount by Deed of Estate of Wylie Edward Galloway dated January 6, 1977, and recorded January 6, 1977, in Deed/Record Book D409, Page 445, Richland County records.

Richland County Tax Map Number: 27800-03-10

Grantee's Address: 10220 Garners Ferry Road, Eastover, South Carolina 29044

This conveyance is made subject to covenants and restrictions of record and otherwise affecting the property.

Together with all and singular rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incidental or appertaining thereto.

To Have And To Hold, all and singular the premises before mentioned unto the said Grantees, their Heirs and Assigns forever.

And the Grantors do hereby bind themselves and their heirs to warrant and forever defend all and singular the said premises unto the Grantees, their Heirs and Assigns, against Grantors and their Heirs and Assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantees.
In Witness Whereof, the Grantors have hereunto set their hands and seals this 29th day of November, in the year of our Lord Two Thousand Six, and in the two hundred and thirtieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
In the Presence of

Witness

Witness

Marion E. Galloway

Scottie G. Blount

State of South Carolina )
)
County of Richland )

Probate

Personally appeared before me, the undersigned witness, who being duly sworn, says that she saw the within-named Grantors sign, seal and deliver the within written Title To Real Estate; and that she with C. Kenneth Powell, the other witness whose signature appears above, witnessed the execution thereof.

Sworn and subscribed to before me this 29th day of November, 2006.

Notary Public for South Carolina
My Commission Expires: March 5, 2011

Prepared by:
C. KENNETH POWELL
Attorney at Law
2231 Devine Street
Suite 302
Columbia, SC 29205
(803) 256-0754
CKP File Number 06-2226 LEBANON UMC

Title To Real Estate
Marion E. Galloway and Scottie G. Blount, Grantor(s)
Lebanon United Methodist Church, Inc., Grantee(s)
ESQUIRE TITLE COMPANY

Post Office Box 839
Columbia, SC 29202
(803) 799-5175

ESQUIRE TITLE COMPANY, does hereby certify that the present status of the record title to the property described herein is, as shown on the attached TITLE REPORT, subject only to the STANDARD EXCEPTIONS and the SPECIAL EXCEPTIONS listed and that the fee simple title of the PRESENT RECORD OWNER is not, according to a search of the public records as preserved in the County offices of the Register of Deeds, Clerk of Court, Judge of Probate and Treasurer for the stated PERIOD OF EXAM, charged or affected by any suit at law or in equity or by any existing lien or encumbrance properly indicated by the general indices nor any unpaid taxes or assessments other than as noted or mentioned therein.

ESQUIRE TITLE COMPANY, agrees to hold harmless the addressee only, against any loss or damage not exceeding the purchase price or loan amount in connection with the transaction referred to herein, which the addressee may sustain by reason or any error or omission in the TITLE REPORT. This TITLE REPORT is not transferable, assignable, or saleable by the addressee; all liability to any person other than the addressee named herein is expressly disclaimed.

ESQUIRE TITLE COMPANY

By: _______________________

NOTE: This is a report on title and not insurance of the title.

IT IS RECOMMENDED THAT TITLE INSURANCE BE OBTAINED.
STANDARD EXCEPTIONS

1. This certificate is limited to matters disclosed by the records filed, and properly indexed, in the Register of Deeds or Clerk of Court’s Office for the County in which the property is located and exception is made to any matters or defects which are not disclosed by an examination of said records.

2. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

3. Any law, ordinance, and governmental regulations (including but not limited to truth in lending and consumer protection laws, building and zoning ordinances, floodway and flood plain determinations) restricting or regulating the character, use, dimension, or location of any improvements now or hereafter erected on the land or prohibiting a separation in ownership or a reduction in the dimensions or area of the land or the effect of any violation of such law, ordinance, or governmental regulation, of determination.

4. Judgements and proceedings filed only in Federal Court. (Note: Upon the filing of a petition in Bankruptcy, title to real estate of the bankrupt vests in the Trustee in Bankruptcy and notice thereof is not required to be filed in records of the County records; also federal condemnation proceedings may vest property in the United States and notice thereof is not required to be filed in the County records.)

5. Water, sewage and lot clearing charges from a municipal authority, or public service district or private utility, unrecorded in the Office of the Register of Mesne Conveyance or Clerk of Court’s office.

6. The completeness and accuracy of the County Assessor’s, Auditor’s, and Treasurer’s records.

7. The possibility that additional taxes will be assessed under the roll-back provision of Section 12-43-220 of the Code of Laws of South Carolina, 1976, as amended.
ESQUIRE TITLE COMPANY
TITLE REPORT

PREPARED FOR:               ORDER: # 23ES0364D
Boger & Peters LLC

Attn: Leslie

CHARGES:
Exam   SEE 0364A
Copies
Other
Total   SEE 0364A

PRESENT RECORD OWNER:  Lebanon Methodist Church Trustees
PURCHASER:
PROPERTY:  Parcel A, Parcel B
LOT:       BLOCK:     SUB-DIVISION:
TMS #      R27800-03-11 COUNTY: Richland

PERIOD OF EXAM  FROM: 01-01-1965  TO: 04-24-2023 at 9 AM

DERIVATION:
From:  B. A. Jordan

MORTGAGES:
From:
To:
Dated:  Recorded:  Book:  Page:
Securing:
Assigned To:
Dated:  Recorded:  Book:  Page:

SECOND MORTGAGE:
From:
To:
Dated:  Recorded:  Book:  Page:
Securing:
Assigned To:
Dated:  Recorded:  Book:  Page:

PAGE 1
FOR TAX INFORMATION SEE ATTACHED COPY OF TAX BILL(S)
TAX DATA FOR INFORMATION ONLY - SEE GENERAL EXCEPTIONS # 6 and 7

SPECIAL EXCEPTIONS

Easements
NONE

Restrictions
NONE

Judgments: NONE
Lis Pendens: NONE
Mechanics Liens: NONE
State Tax Liens: NONE
Federal Tax Liens: NONE
Financing Statements:
Plats: 25/225
Estates: NONE
Other: NONE

Initials MMH/vbr
Richland County Tax Information
David A. Adams
Richland County Treasurer

The Richland County Treasurer's Office offers several convenient ways to pay your taxes. In addition to paying your taxes in person, through the mail, or at Synovus bank locations throughout the Midlands, we now accept credit card payments with MasterCard, Visa, Discover, and American Express or by electronic check. Your online payment will be processed by SC.GOV, a third party, working under contract administered by the South Carolina Department of Administration's Division of Technology Operations. The online price of items or services purchased through SC.GOV, the state's official Web portal, includes funds used to develop, maintain, enhance, and expand the service offerings of the state's portal.

<table>
<thead>
<tr>
<th>Vehicle</th>
<th>Real Estate</th>
<th>Business</th>
<th>Personal Property</th>
</tr>
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</table>

Richland County Real Estate Tax

**REAL ESTATE TAX**
David A. Adams  
County Treasurer  
(803) 576-2250 Ext. 2  
treasurer@scgov.us

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<td>County Relief</td>
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</table>

Paid to Date: 350.57  
Date Paid: 12/23/2022  
Amount Due: 0.00

Remark: PAID THRU LOCK BOX SYNOVUS  
This is a paid receipt.
The State of South Carolina,
COUNTY OF RICHLAND

KNOW ALL MEN BY THESE PRESENTS, THAT

I, B. A. Jordan, of the County of Richland,

in the State aforesaid, for and in consideration of the sum of FIVE DOLLARS, ($5.00) to be paid in hand paid at and before the sealing of these presents by
HENRY W. WALKER, C.T. YOUNG, GEORGE REEVES, L.S. CLOANINGER,
JAMES H. YOUNG and ROY YOUNG

as Trustees of the Lebanon Methodist Church

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and

by these presents do grant, bargain, sell and release unto said

Henry W. Walker, C.T. Young, George Reeves,
L.S. Cloaninger, James H. Young and
Roy Young

as Trustees of the Lebanon Methodist Church

All that certain piece, parcel or tracts of land, situate, lying and being near McEntire Air Base, County of Richland, State of South Carolina, being shown and designated as Parcel "A" and Parcel "B" on a plat prepared for B. A. Jordan, et al, October 30, 1964, prepared by William Wingfield, Reg. Surveyor, and recorded in the office of the Clerk of Court for Richland County in Plat Book "M" at page 225 and, also shown on a plat prepared for Lebanon Methodist Church dated October 30, 1964, prepared by William Wingfield, Reg. Surveyor, recorded in the office of the Clerk of Court for Richland County Plat Book 25 at page 225.

In the event a parsonage is not constructed on the above described property within five years from the date hereof or in the event the church ceases to use the said property for a parsonage or church purposes, the same shall revert to the grantor herein, his heirs and assigns, subject, however, to the rights of lien creditors attaching prior to the violation of either of these conditions.
In trust, that such premises shall be held, kept, and maintained as a place of residence for the use and occupancy of the ministers of The Methodist Church who may from time to time be entitled to occupy the same by appointment; subject to the Discipline and usage of said church, as from time to time authorized and declared by the General Conference and by the Annual Conference within whose bounds the said premises are situated.

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 said Premises before mentioned unto the said
HENRY W. WALKER, C.T. YOUNG, GEORGE REEVES;

L.S. CLOANINGER, JAMES H. YOUNG AND ROY YOUNG,

as Trustees of the Lebanon Methodist Church *(See Trust above.)*

their successors

and I hereby bind myself, my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said HENRY W. WALKER, C.T. YOUNG, GEORGE REEVES, L.S. CLOANINGER, JAMES H. YOUNG AND ROY YOUNG

as Trustees of the Lebanon Methodist Church, their successors

Heirs and any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS My Hand and Seal this 7th day of December

in the year of our Lord one thousand nine hundred and sixty-four

Signed, Sealed and Delivered
in the Presence of

(Seal)

(Seal)
THE STATE OF SOUTH CAROLINA,

RICHLAND County.

AFFIDAVIT OR PROBATE

PERSONALLY APPEARED before me... CHARLES D. DAVIS

(Insert Name of Subscribing Witness Sworn)

and made oath that... he... saw the within named... B. A. Jordan

(He or She) (Insert Name of Grantor)

... sign, seal, and as... his... Act and Deed, deliver the within written Deed;

(His, Her or Their)

... and that... he... with... LEWIE G. MERRITT, JR.,

(He or She) (Insert Name of Other Witness)

witnessed the execution thereof.

SWORN TO before me this 7th day of December, 1964

(SIGNATURE OF OFFICER)

NOTARY PUBLIC

THE STATE OF SOUTH CAROLINA,

RICHLAND County.

RENUNCIATION OF DOWER

I, the subscribing officer, do hereby certify unto all whom it may concern that Mrs. Edyth W. Jordan

(Insert Name of Wife, Using Given Name)

the wife of the within named... B. A. Jordan

(Insert Name of Grantor)

did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named... HENRY W. WALKER, C.T. YOUNG, GEORGE

REEVES, L.S. CLOANINGER, JAMES H. YOUNG, AND ROY YOUNG... as Trustees for the Lebanon Methodist Church, their successors and Assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my Hand and Seal, this 7th day of December, 1964

(SIGNATURE OF OFFICER)

NOTARY PUBLIC

(Official Title)
STATE OF SOUTH CAROLINA

COUNTY OF \_RICHLAND\_

B. A. Jordan

James H. Young TO
Henry W. Walker, C.T. Young
George Reeves, L.S. Cleaninger
Roy Young, \_as Trustees for the Lebanon Methodist Church\_

TITLE TO REAL ESTATE

Filed this \_5th\_ day
of \_3\_ A.D. \_19\_\

at \_2\_ o'clock \_p.m.,
and recorded in Book
Page \_\_

Fee, $\_\_

R. M. C. or Clerk Court C. P. & G. S.
\_\_

County, S. C.

Recorded this \_5th\_ day
of \_\_\_

in Book \_\_

Page \_\_

Fee, $\_\_

\_\_

RICHLAND County, S. C.
New or Formerly
Barney Jordan

Lot Prepared for
U.S. Hwy. No. 76

plat Book 25 Page 225
ESQUIRE TITLE COMPANY

Post Office Box 839
Columbia, SC 29202
(803) 799-5175

Clare A. Hungiville
Mike Hungiville
Mark A. Smith

ESQUIRE TITLE COMPANY, does hereby certify that the present status of the record title to the property described herein is, as shown on the attached TITLE REPORT, subject only to the STANDARD EXCEPTIONS and the SPECIAL EXCEPTIONS listed and that the fee simple title of the PRESENT RECORD OWNER is not, according to a search of the public records as preserved in the County offices of the Register of Deeds, Clerk of Court, Judge of Probate and Treasurer for the stated PERIOD OF EXAM, charged or affected by any suit at law or in equity or by any existing lien or encumbrance properly indicated by the general indices nor any unpaid taxes or assessments other than as noted or mentioned therein.

ESQUIRE TITLE COMPANY, agrees to hold harmless the addressee only, against any loss or damage not exceeding the purchase price or loan amount in connection with the transaction referred to herein, which the addressee may sustain by reason or any error or omission in the TITLE REPORT. This TITLE REPORT is not transferable, assignable, or saleable by the addressee; all liability to any person other than the addressee named herein is expressly disclaimed.

ESQUIRE TITLE COMPANY

By: ______________________

NOTE: This is a report on title and not insurance of the title.

IT IS RECOMMENDED THAT TITLE INSURANCE BE OBTAINED.
STANDARD EXCEPTIONS

1. This certificate is limited to matters disclosed by the records filed, and properly indexed, in the Register of Deeds or Clerk of Court’s Office for the County in which the property is located and exception is made to any matters or defects which are not disclosed by an examination of said records.

2. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

3. Any law, ordinance, and governmental regulations (including but not limited to truth in lending and consumer protection laws, building and zoning ordinances, floodway and flood plain determinations) restricting or regulating the character, use, dimension, or location of any improvements now or hereafter erected on the land or prohibiting a separation in ownership or a reduction in the dimensions or area of the land or the effect of any violation of such law, ordinance, or governmental regulation, of determination.

4. Judgments and proceedings filed only in Federal Court. (Note: Upon the filing of a petition in Bankruptcy, title to real estate of the bankrupt vests in the Trustee in Bankruptcy and notice thereof is not required to be filed in records of the County records; also federal condemnation proceedings may vest property in the United States and notice thereof is not required to be filed in the County records.)

5. Water, sewage and lot clearing charges from a municipal authority, or public service district or private utility, unrecorded in the Office of the Register of Mesne Conveyance or Clerk of Court’s office.

6. The completeness and accuracy of the County Assessor’s, Auditor’s, and Treasurer’s records.

7. The possibility that additional taxes will be assessed under the roll-back provision of Section 12-43-220 of the Code of Laws of South Carolina, 1976, as amended.
ESQUIRE TITLE COMPANY
TITLE REPORT

PREPARED FOR:
Boger & Peters LLC

ORDER: # 23ES0364A

Attn: Leslie

CHARGES:
Exam $750.00
Copies
Other
Total $750.00

PRESENT RECORD OWNER: Lebanon Methodist Church

PURCHASER:

PROPERTY: 10220 Garners Ferry Road Parcels A, B, 1, 2 (TMS# 27800-01-03)
LOT: BLOCK: SUB-DIVISION:
TMS # R27800-01-03 COUNTY: Richland

PERIOD OF EXAM FROM: 01-01-1965 TO: 04-24-2023 at 9 AM

DERIVATION:

From: Mary W. Hogan

From: Estate of William S. Hogan

From: John C. Gwinn

From: Mary W. Hogan

MORTGAGES:

From: Lebanon Methodist Church
To: SCBT (Parcels 27800-01-03, 5, 6)
Rerecorded: 10-24-2013 Book: 1904 Page: 2441

Securing: $1,200,000.00
Assigned To:
Dated: Recorded: Book: Page:

SECOND MORTGAGE:

From:
To:
Dated: Recorded: Book: Page:

Securing:
Assigned To:
Dated: Recorded: Book: Page:
FOR TAX INFORMATION SEE ATTACHED COPY OF TAX BILL(S)
TAX DATA FOR INFORMATION ONLY - SEE GENERAL EXCEPTIONS # 6 and 7

SPECIAL EXCEPTIONS

Easements
Book D1380 Page 272 CITY OF COLUMBIA Date

Restrictions
NONE

Judgments: NONE
Lis Pendens: NONE
Mechanics Liens: NONE
State Tax Liens: NONE
Federal Tax Liens: NONE
Financing Statements:
Plats: 28/656; Z/1739; Z/1634; 1382/2582; 1890/306
Estates: NONE
Other: NONE

- 

- 

Initials MMH/vbr
State of South Carolina,

COUNTY OF RICHLAND.

WHEREAS, Henry Walker, Sr., Kern Powell, J. H. Young, C. T. Young, Roy Young and W. D. Coleman are now the duly elected Board of Trustees of Lebanon Methodist Church, Lebanon - McLeod Charge, Columbia District, South Carolina Annual Conference of The Methodist Church,

Know All Men by These Presents, That I, MARY W. HOGAN,

in the State aforesaid, for and in consideration of the sum of One ($1.00) Dollar and other valuable consideration to me paid by the aforesaid Trustees,

in the State aforesaid, receipt of which is hereby acknowledged,

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said


All that piece, parcel and lot of land shown and designated as Parcel "B" on a plat of property surveyed for Lebanon Methodist Church by William Wingfield, Registered Surveyor, on March 14, 1966; said parcel of land being rectangular in shape, measuring One Hundred Twenty-one and four-tenths (121.4') feet on its Eastern and Western sides, and Two Hundred and five-tenths (205.5') feet on its Northern and Southern sides, and being located immediately adjacent to and north of the Church property, which said Church property is designated as Parcel "A" on the aforementioned plat. The plat above referred to being recorded in the Office of the Clerk of Court for Richland County in Plat Book 28 at page 552. The aforesaid property having been previously owned by my Father, W. S. Hogan, who died intestate in Richland County in 1941, leaving as his sole heirs-at-law, his widow, Nell Woodruff Hogan, who died intestate in Richland County in 1965, one Son (my Brother) William S. Hogan, who died intestate in Richland County in 1964, and myself, Mary W. Hogan; my Mother's interest in said Parcel "B" having been devised to me in her Last Will and Testament, my Brother's interest in said Parcel "B" having been transferred to me by Deed prior to his death.

In trust, that such premises shall be held, kept, and maintained subject to the Discipline and usage of said church, as from time to time authorized and declared by the General Conference and by the Annual Conference within whose bounds the said premises are situated. This provision is solely for the benefit of the grantee, and the grantor reserves no right or interest in said premises.
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 the said aforementioned Trustees, their successors in office and their assigns forever, for the uses and purposes as stated herein.

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said aforementioned Trustees, their successors in office and their assigns forever, for the uses and purposes as stated herein.

Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Witness my Hand and Seal this 13th day of April, in the year of our Lord one thousand nine hundred and sixty-six and in the one hundred and ninetieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

[Signature]

MARY W. HOGAN (Seal)
STATE OF SOUTH CAROLINA, 

Richland County, 

Personally appeared before me Jeanne R. O'Kelly 

and made oath that she saw the within-named Mary W. Hogan 

sign, seal and, as her act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that he, with 

execution thereof. 

SWORN to before me this 13th 

day of April, 1966. 

Notary Public of S.C. 

STATE OF SOUTH CAROLINA, 

County. 

unto all whom it may concern, that Mrs. 

the wife of the within-named 

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within-named 

heirs 

and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises 

within mentioned and released. 

Given under my Hand and Seal, this 

day of 

Anno Domini 19 

Notary Public of S.C.
STATE OF SOUTH CAROLINA,

COUNTY OF RICHLAND,

I, [Name], County Auditor of the County of Richland, in and for the

State of South Carolina,

do hereby certify that the within Deed was filed for record in my office at 10 A.M. on the
18th day of April, 1966, and that it was immediately entered upon the proper
record in my office at 10 A.M. on the
18th day of April, 1966.

A. D. 1966, Recorded in Book 31, page 316,

Office of the Register of Deeds and Clerk of Court of Richland County, S.C.

[Signature]

[Name]
THE STATE OF SOUTH CAROLINA,
COUNTY OF RICHLAND.

To All Whom These Presents May Come:

MARY W. HOGAN AND GILBERT S. HOGAN, AS EXECUTOR
OF THE ESTATE OF WILLIAM S. HOGAN, DECEASED.

WHEREAS: Henry Walker, Sr., Kern Powell, J. H. Young,
C. T. Young, Roy Young and W. D. Coleman are now the duly elected Board of
Trustees of Lebanon Methodist Church, Lebanon - McLeod Charge, Columbia
District, South Carolina Annual Conference of The Methodist Church,

NOW, KNOW ALL MEN BY THESE PRESENTS, That we the said

Mary W. Hogan and Gilbert S. Hogan, as Executor of the Estate of William S.
Hogan, Deceased,

in consideration of the premises and also in consideration of the sum of One ($1.00)--------- dollars

in hand paid at and before the sealing and delivery of these presents by the aforesaid Trustees,

(the receipt whereof is hereby acknowledged) have remised, released and forever quit-claimed, and by these presents
do remise, release and forever quit-claim unto the said

HENRY WALKER, SR., KERN POWELL, J. H. YOUNG, C. T. YOUNG, ROY YOUNG AND W. D.
COLEMAN, TRUSTEES OF LEBANON METHODIST CHURCH, LEBANON-MCLEOD CHARGE,
COLUMBIA DISTRICT, SOUTH CAROLINA ANNUAL CONFERENCE OF THE METHODIST CHURCH,
IN TRUST, NEVERTHELESS, FOR THE USE AND BENEFIT OF LEBANON METHODIST CHURCH AND
THE METHODIST CHURCH

All that piece, parcel and lot of land shown and designated as Parcel "A" on a plat of property
surveyed for Lebanon Methodist Church by William Wingfield, Registered Surveyor, on
March 14, 1966; said parcel of land being a quadrilateral in shape and having such size and
dimensions as are shown on the aforesaid plat, which plat is recorded in the Office of the
Clerk of Court for Richland County in Plat Book 10, at page 45. Said lot fronting and
measuring on U. S. Highway #76, for a distance of Two Hundred Nine and five-tenths
(209.5') feet, and containing 1.65 acres.

In trust, that said premises shall be used, kept, and maintained as a place of divine worship
of the Methodist ministry and members of The Methodist Church; subject to the Discipline,
usage, and ministerial appointments of said church as from time to time authorized and
declared by the General Conference and by the Annual Conference within whose bounds the
said premises are situated. This provision is solely for the benefit of the grantee, and the
grantor reserves no right or interest in said premises.
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 said premises before mentioned unto the said aforesaid Trustees, their successors in office and their assigns,

forever—so that neither the said Mary W. Hogan nor Gilbert S. Hogan, as Executor of the Estate of William S. Hogan, Deceased,

nor their successors,

nor their heirs, nor any other person or persons, claiming under either of said them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

Witness our hands and seals, this 13th day of April, in the year of our Lord one thousand nine hundred and sixty-six and in the one hundred and ninetieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered

in the presence of

Mary W. Hogan
Gilbert S. Hogan as Executor of
THE ESTATE OF WILLIAM S. HOGAN, DECEASED

James L. O'Kelley
Andrew M. Ray
THE STATE OF SOUTH CAROLINA,

Richland County.

PERSONALLY appeared before me, Jeanne R. O'Kelly

and made oath that she saw the within-named Mary W. Hogan and
Gilbert S. Hogan, as Executor of the Estate of
William S. Hogan, Deceased, sign, seal, and as their
Deed; and she with Rudolph C. Barnes

act and deed, deliver the within-written

witnessed the execution thereof.

SWORN to before me, this 13th day of April, A.D. 1966

(Seal) ______

Jeanne R. O'Kelly

40 PAGE 315

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THE STATE OF SOUTH CAROLINA,

County.

RENUNCIATION OF DOWER

I, do hereby certify unto all whom it may concern, that Mrs.

the wife of the within-named

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely,

voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and for-

ever relinquish unto the within-named

Heirs and Assigns, all her interest and estate, and also all her right and claim of dower, of, in or to all and singular the

premises within mentioned and released.

Given under my Hand and Seal, this day of , Anno Domini, 19

(SEAL) ______________________________
State of South Carolina,

RICHMOND COUNTY

Know All Men by These Presents, That JOHN C. GWynn (hereinafter referred to as "Grantor"), in the State aforesaid,

in consideration of the love and affection that I have for my church Lebanon United Methodist Church (hereinafter referred to as "Grantee"), in the State aforesaid have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Lebanon United Methodist Church and its successors and assigns.

All that certain tract of land, containing .38 acres, more or less, in School District Number One (1), of Richland County, State of South Carolina, approximately thirteen (13) miles east of the city of Columbia, near U. S. Highway #76, bounded as follows: Beginning at a point located 257.41 north of the right-of-way of U.S. Highway No. 76 on the eastern boundary of property owned by Lebanon United Methodist Church, being the southwestern most corner of the subject property and proceeding north 8 degrees 30 minutes east along the boundary of Lebanon United Methodist Church for a distance of 253.66 to a point; then turning and running south 81 degrees 30 minutes east along lands of John C. Gwinn for a distance of 66.00' to a point; thence turning and running south 8 degrees 30 minutes west along lands of John C. Gwinn for a distance of 253.66' to a point; thence turning and running north 81 degrees 30 minutes west along lands now or formerly owned by Mary W. Hogan for a distance of 66.00' to the point of beginning. Said property being more particularly shown and described as parcel #1 on a plat prepared for Lebanon United Methodist Church by Enright Surveying, Inc., dated December 17, 1981, and recorded in the R.M.C. Office for Richland County in plat book 12 at page 7,257.

The above property being a portion of that property heretofore conveyed to Grantor by deed of Central Production Credit Association recorded on April 7, 1978 in the R.M.C. Office for Richland County in Deed Book D-457, at page 630.

It is understood by the Grantee that the land described hereinabove is to be restricted for use as a roadway and vehicular parking, providing access and egress for the adjacent property owners, including Grantor, his heirs and assigns to U.S. Highway No. 76; it is expressly understood that Grantee, its successors and assigns shall not use said property for church buildings or grave sites.

GRANTEE'S ADDRESS:

John C. Gwinn, PO Box 3368, Columbia, S.C. 29035
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 the said Grantee, its successors and assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns.

WITNESS Hand and Seal this 31st day of December in the year of our Lord one thousand nine hundred and eighty-one and in the two hundred and sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

John C. Gwin

(Signature)

John C. Gwin

(Scene)
STATE OF SOUTH CAROLINA,

RICHLAND COUNTY.

Personally appeared before me, Marie Barnett
and made oath that she saw the within-named John C. Gwinn
sign, seal and, as his act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that she, with Ann W. Gwinn
witnessed the execution thereof.

S.W.O.R.N to before me this 31 day of December, 1931

John C. Gwinn
Notary Public S. C.

My Commission Expires: 8/17/39

STATE OF SOUTH CAROLINA,

RICHLAND COUNTY.

I, Ann W. Gwinn
unto all whom it may concern, that Mrs. Ann W. Gwinn
the wife of the within-named John C. Gwinn
did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within-named Grantee Lebanon United Methodist Church and its successors
and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this 31 day of December

Ann Domini 1931

John C. Gwinn
Notary Public S. C.

My Commission Expires: 8/17/39

Marie Barnett

290
State of South Carolina,
RICHLAND COUNTY

Know All Men by These Presents, That MARK W. HOGAN (hereinafter referred to as "Grantor"),

in consideration of the

the State aforesaid,

Three Thousand Two Hundred and Eighty ($3,280.00) Dollars

LEBANON UNITED METHODIST CHURCH (hereinafter referred to as "Grantee"),

in the State aforesaid

have, grant, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

LEBANON UNITED METHODIST CHURCH, its successors and assigns,

All that certain tract of land, containing .41 acres, in school district number one (1), of Richland County, State of South Carolina, approximately thirteen (13) miles east of the city of Columbia, on U. S. Highway No. 76, bounded as follows: Beginning at an iron on the right-of-way of U. S. Highway No. 76 on the eastern corner boundary of property owned by Lebanon United Methodist Church, being at the southwestern most corner of the subject property, thence running north 8 degrees 30 minutes east along lands now owned by Lebanon United Methodist Church for a distance of 257.4' to a point; thence turning and running south 61 degrees 30 minutes east along lands now or formerly owned by Lebanon United Methodist Church for a distance of 66.0' to a point; thence turning and running south 8 degrees 30 minutes west along lands of Mark W. Hogan for a distance of 277.4' to a point on the right-of-way of U. S. Highway No. 76; thence turning and running along the right-of-way of U. S. Highway No. 76 for a distance of 69.0' to the point of beginning.

This being a portion of that property of Grantor shown as a tract of 22.87 acres on a plat prepared for Grantor by I. B. Cox & Son, dated September 26, 1972 and recorded in the R.M.C. Office for Richland County in plat book 292 at page 772.

It is understood by the Grantee that the land described hereinafore is to be restricted for use as a roadway and vehicular parking, providing access and egress for the adjacent property owners, including John C. Gwinn, his heirs and assigns to U. S. Highway No. 76; it is expressly understood that Grantee, its successors and assigns, shall not use said property for church buildings or grave sites.

GRANTEE'S ADDRESS:
John C. Gwinn
P.O. Box 3368
Columbia, SC 29230

This is to certify that the above description is true and correct.
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 the said Grantee,

its successors and assigns forever.

And I do hereby bind myself and my
Heirs, Executors
and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, its

Heirs and against every

whosoever, lawfully claiming, or to claim, the same or any part thereof.

WITNESS Hand and Seal this 18th day of January

in the year of our Lord one thousand nine hundred and eighty-two

and in the independence of the United States of America.

Sealed and Delivered in the Presence of

MARY W. HOGAN (Seal)

(Seal)
STATE OF SOUTH CAROLINA,

RICHLAND COUNTY,

Personally appeared before me Gilbert S. Hogan

and made oath that he saw the within-named Mary W. Hogan

sign, seal and, as her act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that he, with John C. Gwinn

witnessed the execution thereof.

SWORN to before me this
18th day of January, 1982

[Signature]
Notary Public of S. C.

My Commission Expires: 8-7-87

STATE OF SOUTH CAROLINA,

COUNTY.

GRANTOR A WOMAN

RENUNGATION OF DOWER

unto all whom it may concern, that Mrs.
the wife of the within-named

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within-named

heirs

and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this
1st day of
"Anno Domini", 19

[Signature]
Notary Public of S. C.
TO

Lebanon United Methodist Church

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed for record in my office at 10 A.M. o'clock on the 27th day of January, 19__ and was immediately entered upon the proper indexes and duly recorded in Book 3600 of Deeds, page 38.

[Signature]

Clerk-of-Court of Common Pleas and General Sessions for Richland County, S. C.

I hereby certify that the within Deed has been recorded this day of January, A. D. 19__, Recorded in Book __ of Deeds, page __.

[Signature]

Auditor for Richland County

The R. L. Bryan Company, Columbia, S. C.
RE-RECORD: CHANGES INITIALED
PARAGRAPH 4 PAGE 2

This document was prepared by (name, address, phone):
SCBT
520 GERVAIS ST.
PO BOX 100113 COLUMBIA SC 29202-3113
1-800-277-2175

State of South Carolina

REAL ESTATE MORTGAGE
(With Future Advance Clause)

1. DATE AND PARTIES. The date of this Mortgage is 8-29-2013 and the parties and their addresses are as follows:

MORTGAGOR: LEBANON UNITED METHODIST CHURCH
10220 GARNERS FERRY ROAD
EASTOVER, SC 29044

☐ Refer to the Addendum which is attached and incorporated herein for additional Mortgagors.

LENDER: SCBT
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF SOUTH CAROLINA
520 GERVAIS ST / PO BOX 100113
COLUMBIA, SC 29202-3113

2. MORTGAGE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (hereafter defined), Mortgagor grants, bargains, conveys and mortgages to Lender the following described property:

SEE ATTACHED ADDENDUM FOR LEGAL DESCRIPTION

The property is located in RICHLAND (County) at 10220 GARNERS FERRY ROAD

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property"). The term Property also includes, but is not limited to, any and all water wells, water, ditches, reservoirs, reservoir sites and dams located on the real estate and all riparian and water rights associated with the Property, however established.
Exhibit A (Parcel A & B for Plat R1382/2582

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Parcel A, containing 0.98 of an acre on a boundary survey prepared for Lebanon Methodist Church by Civil Engineering of Columbia, Charles D. Meeler, PLS No. 12246, dated August 27, 2007, last revised October 2, 2007 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1382 at page 2582. Reference is hereby made to said latter plat for a more complete and accurate description thereof.

For Informational purposes plat was revised on August 21, 2013 to correct name to Lebanon United Methodist Church and recorded in the Office of the ROD for Richland County in Record Book 1890 at page 306.

TMS # 27800-01-05

ALSO:

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Parcel B, containing 2.78 acres, on a boundary survey prepared for Lebanon Methodist Church by Civil Engineering of Columbia, Charles D. Meeler, PLS No. 12246, dated August 27, 2007 last revised October 2, 2007 and recorded in the Office of the ROD for Richland County in Record Book 1382 at page 2582. Reference is hereby made to said latter plat for a more complete and accurate description thereof. Reference is hereby made to said latter plat for a more complete and accurate description thereof.

For informational purposes plat was revised August 21, 2013 to to correct name to Lebanon United Methodist Church and recorded in the Office of the ROD for Richland County in Record Book 1890 at page 306.

TMS # 27800-01-06

This being a portion of the same property conveyed to John C. Gwinn, Jr., and Robert Layton Gwinn, Trustees of the Marital Trust u/w/o John Curtiss Gwinn by Deed of Distribution of the Estate of John Curtiss Gwinn dated April 4, 2006 and recorded in the Office of the ROD for Richland County on April 4, 2006 in Record Book 1169 at page 1420. Further being conveyed to Lebanon Methodist Church by Deed dated and recorded December 12, 2007 in Record Book 1383 at page 2353. Subsequently a corrective deed dated August 5, 2013 was recorded to change the name of the grantee to Lebanon United Methodist Church in Record Book __________ at page ____________, aforesaid county.
Exhibit A (Parcel A & Parcel B, Plat 28/656)

All that certain piece, parcel, tract or lot of land, with improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, the same being shown and delineated as PARCEL A, containing 1.65 acres and PARCEL B, containing 0.56 acre, on a plat prepared for Lebanon Methodist Church by William Wingfield, Register Surveyor, dated March 14, 1966 and recorded in the Office of the ROD for Richland County in Plat Book 28 at page 656. Reference being made to said latter plat for a more complete and accurate description thereof, all measurements being a little more or less.

This being the same property conveyed unto Henry Walker, Sr., Kern Powell, J.H. Young, C.T. Young, Roy Young and W.D. Coleman are now the duly Elected Board of Trustees of Lebanon Methodist Church, Lebanon-McLeod Charge, Columbia District, South Carolina Annual Conference of The Methodist Church by Deed from Mary W. Hogan and Gilbert S. Hogan as Executor of the Estate of William S. Hogan, dated April 13, 1966 and recorded in the Office of the ROD for Richland County in Deed Book D40 at page 314; and also being the identical property conveyed to the same Grantees by Deed from Mary W. Hogan dated April 13, 1966 and recorded in Deed Book D40 at page 312, aforesaid records. Further being conveyed by a QuitClaim Deed to Lebanon United Methodist Church dated August 29, 2013 and Recorded in the ROD Office for Richland County in Record Book __________ at page __________.

Portion of TMS # 27800-01-03
EXHIBIT “A” (for Plat Z/1634)

All that certain, piece parcel, tract or lot of land, situate, lying and being in the School District Number One, in the County of Richland, State of South Carolina, approximately thirteen (13) miles East of the City of Columbia, on U.S. Highway No 76, being shown and delineated as .38 acres, on a survey prepared for Lebanon United Methodist Church by Enwright Surveying, Inc. William Wingfield, dated December 17, 1981 and recorded in the Office of the ROD for Richland County in Plat Book Z at page 1634. Reference being made to said latter plat for a more complete and accurate description thereof, be all measurements a little more or less.

This being the same property conveyed unto Lebanon United Methodist Church by Deed from Mary W. Hogan dated December 31, 1981 and recorded in the Office of the ROD for Richland County in Deed Book D600 at page 35.

PORTION OF TMS # 27800-01-03

ALSO:

All that certain piece, parcel or tract of land, situate, lying and being in the School District Number One (1) in the County of Richland, State of South Carolina, approximately thirteen (13) miles East of the City of Columbia on U.S. Highway No. 76; being shown and delineated as .41 acres, on a survey prepared for Lebanon United Methodist Church by Enwright Surveying, Inc., William Wingfield, dated December 17, 1981 and recorded in the Office of the ROD for Richland County in Plat Book Z at page 1634. Reference being made to said latter plat for a more complete and accurate description thereof, be all measurements a little more or less.

This being the same property conveyed unto Lebanon United Methodist Church by Deed from Mary W. Hogan dated January 18, 1982 and recorded in the Office of the ROD for Richland County in Deed Book D600 at page 38.

PORTION OF TMS # 27800-01-03
3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount of the Secured Debt (hereafter defined) secured by this Mortgage at any one time shall not exceed $1,200,000.00. This limitation of amount does not include interest, loan charges, commitment fees, brokerage commissions, attorneys' fees and other charges validly made pursuant to this Mortgage and does not apply to advances (or interest accrued on such advances) made under the terms of this Mortgage to protect Lender's security and to perform any of the covenants contained in this Mortgage. Interest under the Note will be deferred, accrued or capitalized; however, Mortgagor shall not be required to defer, accrue or capitalize any interest except as provided in the Note. Future advances are contemplated and, along with other future obligations, are secured by this Mortgage even though all or part may not yet be advanced. Nothing in this Mortgage, however, shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment would need to be agreed to in a separate writing.

4. **SECURED DEBT DEFINED.** The term "Secured Debt" includes, but is not limited to, the following:
   A. The promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all extensions, renewals, modifications or substitutions [Evidence of Debt] (e.g., borrower’s name, note amount, interest rate, maturity date):
   
   A note dated 01-29-2015 in the amount of $800,000.00 in the name of Lebanon United Methodist Church
   
   MATURITY DATE: 01-29-2020

   B. All future advances from Lender to Mortgagor or other future obligations of Mortgagor to Lender under any promissory note, contract, guaranty, or other evidence of debt existing now or executed after this Mortgage whether or not this Mortgage is specifically referred to in the evidence of debt.

   C. All obligations Mortgagor owes to Lender, which now exist or may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.

   D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Mortgage, plus interest at the highest rate in effect, from time to time, as provided in the Evidence of Debt.

   E. Mortgagor’s performance under the terms of any instrument evidencing a debt by Mortgagor to Lender and any Mortgage securing, guarantying, or otherwise relating to the debt.

If more than one person signs this Mortgage as Mortgagor, each Mortgagor agrees that this Mortgage will secure all future advances and future obligations described above that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. This Mortgage will not secure any other debt if Lender fails, with respect to such other debt, to make any required disclosure about this Mortgage or if Lender fails to give any required notice of the right of rescission.

5. **PAYMENTS.** Mortgagor agrees to make all payments on the Secured Debt when due and in accordance with the terms of the Evidence of Debt or this Mortgage.

6. **WARRANTY OF TITLE.** Mortgagor covenants that Mortgagor is lawfully seized of the estate conveyed by this Mortgage and has the right to grant, bargain, convey, sell, and mortgage the Property and warrants that the Property is unencumbered, except for encumbrances of record.

7. **CLAIMS AGAINST TITLE.** Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Mortgage. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses which Mortgagor may have against parties who supply labor or materials to improve or maintain the Property.

8. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property and that may have priority over this Mortgage, Mortgagor agrees:
   A. To make all payments when due and to perform or comply with all covenants.
   B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.
   C. Not to make or permit any modification or extension of, and not to request or accept any future advances under any note or agreement secured by, the other mortgage, deed of trust or security agreement unless Lender consents in writing.

9. **DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of any lien, encumbrance, transfer, or sale, or contract for any of these on the Property. However, if the Property includes Mortgagor’s residence, this section shall be subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. For the purposes of this section, the term “Property” also includes any interest to all or any part of the Property. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Mortgage is released.
Personal Property. Mortgagor grants to Lender a security interest in all personal property located on or connected with the Property. This security interest includes all farm products, inventory, equipment, accounts, documents, instruments, chattel paper, general intangibles, and all other items of personal property Mortgagor owns now or in the future and that are used or useful in the construction, ownership, operation, management, or maintenance of the Property. The term "personal property" specifically excludes that property described as "household goods" secured in connection with a "consumer" loan as those terms are defined in applicable federal regulations governing unfair and deceptive credit practices.

Filing As Financing Statement. Mortgagor agrees and acknowledges that this Mortgage also suffices as a financing statement and as such, may be filed of record as a financing statement for purposes of Article 9 of the Uniform Commercial Code. A carbon, photographic, image or other reproduction of this Mortgage is sufficient as a financing statement.

29. OTHER TERMS. If checked, the following are applicable to this Mortgage:

- □ Line of Credit. The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Mortgage will remain in effect until released.
- □ Waiver of Appraisal Rights. The laws of South Carolina provide that in any real estate foreclosure proceeding a defendant against whom a personal judgment is taken or asked may, within thirty days after the sale of the mortgaged property, apply to the court for an order of appraisal. The statutory appraisal value as approved by the court would be substituted for the high bid and may decrease the amount of any deficiency owing in connection with the transaction. THE UNDERSIGNED HEREBY WAIVES AND RELINQUISHES THE STATUTORY APPRAISAL RIGHTS WHICH MEANS THE HIGH BID AT THE JUDICIAL FORECLOSURE SALE WILL BE APPLIED TO THE DEBT REGARDLESS OF ANY APPRAISED VALUE OF THE MORTGAGED PROPERTY.
- □ Separate Assignment. The Mortgagor has executed or will execute a separate assignment of leases and rents. If the separate assignment of leases and rents is properly executed and recorded, then the separate assignment will supersede this Instrument's "Assignment of Leases and Rents" section.
- □ Additional Terms.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Mortgage and in any attachments. Mortgagor also acknowledges receipt of a copy of this Mortgage on the date stated above on Page 1.

X Actual authority was granted to the parties signing below by resolution signed and dated 08-30-2013 8-29-13

Entity Name: LEBANON UNITED METHODIST CHURCH

[Signature] LESLIE FIELDS, TREASURER
(Date) 8-29-13

[Signature] RICHARD MILLEN, CHAIR OF TRUSTEES
(Date) 8-29-13

Signed, Sealed in the presence of:

[Signature] PATRICIA MCELHINNEY
(Witness)

[Signature] PAMELA MILLIKIN
(Witness)

☐ Refer to the Addendum which is attached and incorporated herein for additional Mortgagors, signatures and acknowledgments.
STATE OF SOUTH CAROLINA  
COUNTY OF Richland  
(Insert name of county where the real property is located.)

DECLARATION OF COVENANT

THIS DECLARATION OF COVENANT is made this 22 day of  
April, 1997 by Lebanon Methodist Church
(CHECK APPLICABLE TERM)
(1) a corporation, incorporated under the laws of the State of  
_________________________ (Insert name of State of incorporation)

( ) general/limited partnership (Strike inapplicable term)

( ) an individual doing business as ____________________________
(Insert name doing business as)

( ) individual(s),
hereinafter referred to as Declarant.

WHEREAS, Declarant is the owner of real property which is described on Exhibits A which is attached hereto and incorporated herein by specific reference thereto, the same being hereinafter referred to as real property; and,

WHEREAS, the real property is not contiguous to the City limits of the City of Columbia, South Carolina; and,

WHEREAS, Declarant has requested that the City of Columbia provide sewer and/or water service to the real property; and,

WHEREAS, Declarant has entered into a Water Service Contract or Sewer Service Contract or Water Main Extension Agreement or Sanitary Sewer Agreement with the City of Columbia in order to secure water or sewer service to the real property from the City of Columbia; and,

WHEREAS, the City of Columbia, for and in consideration of providing water or sewer service to the real property, which is not contiguous to the City of Columbia City limits, has required the Declarant to agree to cause the real property to be annexed to the City of Columbia in the event the real property, or any portion thereof, becomes contiguous to the City limits of the City of Columbia; and,

WHEREAS, Declarant desires to insure future compliance with such contractual agreement made with the City of Columbia;

NOW THEREFORE, the Declarant hereby declares as follows:

IMPOSITION OF COVENANT

From this day forward, the real property shall be held, transferred, sold or conveyed subject to the covenant contained herein which is for the purpose of providing future water or sewer service to the real property by the City of Columbia. The covenant shall touch and concern and run with title to the real property. This Declaration of Covenant and all provisions hereof shall be binding on all persons or entities having any right, title or interest in the real property, or any portion thereof, including the Declarant, and their respective heirs, successors, successors in title and assigns, and shall inure to the benefit of each owner thereof. The enumerated covenant shall be deemed a covenant and not a condition.
COVENANT

At any future time should any part of the real property become contiguous to the City limits of the City of Columbia, all then current owner(s) of the entire parcel of real property will cause the real property to be annexed into the City of Columbia.

ENFORCEMENT OF COVENANT

Failure of the owner(s) to cause such real property to be annexed into the City of Columbia upon any portion thereof becoming contiguous to the City limits of the City of Columbia will result in a termination of water or sewer service to all of the real property until such time the owner(s) of the real property cause the real property to be annexed into the City of Columbia. Additionally, this Covenant may be enforced by an action for specific performance. In addition to the remedies specifically set forth herein, all public and private remedies allowed by law or in equity against anyone in violation of this Covenant shall be available. All of the remedies set forth herein are cumulative and not exclusive. Any person or entity having any right, title or interest in the real property, or any portion thereof, including the Declarant, and their respective heirs, successors, successors in title and assigns or the City of Columbia shall be entitled to bring an action for enforcement of the Covenant.

The failure of any person or entity having any right, title or interest in the real property, or any portion thereof, including the Declarant, and their respective heirs, successors, successors in title and assigns or the City of Columbia to bring an action to enforce this Covenant shall not operate as a waiver of the right to do so for any subsequent violations or of the right to enforce any other part of this Covenant at any future time. The failure of any person or entity having any right, title or interest in the real property, or any portion thereof, including the Declarant, and their respective heirs, successors, successors in title and assigns or the City of Columbia to exercise or to delay in exercising any right or remedy available hereunder or at law or in equity shall not operate as a waiver. Notice of default or violation shall not be deemed as a condition precedent to the exercise of any right or remedy available hereunder or at law or in equity. Should any person or entity having any right, title or interest in the real property, or any portion thereof, including the Declarant, and their respective heirs, successors, successors in title and assigns or the City of Columbia fail to bring action for enforcement of this Covenant or seek any other remedy allowed at law or in equity such shall not create any liability for the recovery of damages for the failure to so act.

DURATION OF COVENANT

This covenant shall run with the land and shall be binding upon any person or entity having any right, title or interest in the real property, or any portion thereof, including the Declarant, and their respective heirs, successors, successors in title and assigns, forever.

INTERPRETATION

In interpreting words in this Declaration of Covenant, unless the context shall otherwise provide or require, singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

The headings are included for purposes of convenient reference and such shall not affect the meaning or interpretation of this Declaration of Covenant.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Covenant on the day and year first above written.

(SIGNATURES APPEAR ON THE NEXT PAGE)

pr298
WITNESSES:

James O. Davis
Signature of Witness #1

Gino Winn
Signature of Witness #2

DECLARANT:

CHEROKEE UNITED METHODIST CHURCH
(Inset Name of Corporation)

BY:

Kenneth P. Dunn
Signature of Corporate Officer

(Print or Type Name)

ITS:

(Insert, e.g., President, Secretary, etc.)

BY:

Signature of Corporate Officer

(Print or Type Name)

ITS:

(Insert, e.g., President, Secretary, etc.)

STATE OF South Carolina
(Inset name of State where notarized)

COUNTY OF Richland
(Inset name of County where notarized)

PERSONALLY APPEARED before me the undersigned witness, who, first being duly sworn, deposes and says that (s)he saw the within named Declarant sign, seal and deliver the within Declaration of Covenant; and, that (s)he, with the other witness whose signature appears above, witnessed the execution thereof.

Sworn to before me this ___ day of April, 1997
(Insert day, month and year witness signed before the Notary Public)

James O. Davis
Notary Public for South Carolina
(Signature of Witness #1 or #2)

My commission expires: 12-30-2000
(Insert date the Notary Public's commission expires)

(Affix Notary Public's seal over Notary Public's signature, in all States other than South Carolina)

TA:12 W-D-23 XI-3

In trust, that said premises shall be used, kept, and maintained as a place of divine worship of the Methodist ministry and members of The Methodist Church; subject to the Discipline, usage, and ministerial appointments of said church as from time to time authorized and declared by the General Conference and by the Annual Conference within whose bounds the said premises are situated. This provision is solely for the benefit of the grantee, and the grantor reserves no right or interest in said premises.
THE STATE OF SOUTH CAROLINA,
COUNTY OF RICHLAND.

To All Whom These Presents May Come:

MARY W. HOGAN AND GILBERT S. HOGAN, AS EXECUTOR
OF THE ESTATE OF WILLIAM S. HOGAN, DECEASED.

EXHIBIT A

WHEREAS: Henry Walker, Sr., Kern Powell, J. H. Young,
C. T. Young, Roy Young and W. D. Coleman are now the duly elected Board of
Trustees of Lebanon Methodist Church, Lebanon - McLeod Charge, Columbia
District, South Carolina Annual Conference of The Methodist Church,

NOW, KNOW ALL MEN BY THESE PRESENTS, That

Mary W. Hogan and Gilbert S. Hogan, as Executor of the Estate of William S.
Hogan, Deceased,

in consideration of the premises and also in consideration of the sum of One ($1.00) dollars
to us in hand paid at and before the sealing and delivery of these presents by the aforesaid Trustees,

(the receipt whereof is hereby acknowledged) have remised, released and forever quit-claimed, and by these presents
do remise, release and forever quit-claim unto the said

HENRY WALKER, SR., KERN POWELL, J. H. YOUNG, C. T. YOUNG, ROY YOUNG AND W. D.
COLEMAN, TRUSTEES OF LEBANON METHODIST CHURCH, LEBANON-MCLEOD CHARGE,
COLUMBIA DISTRICT, SOUTH CAROLINA ANNUAL CONFERENCE OF THE METHODIST CHURCH,
IN TRUST, NEVERTHELESS, FOR THE USE AND BENEFIT OF LEBANON METHODIST CHURCH AND
THE METHODIST CHURCH

All that piece, parcel and lot of land shown and designated as Parcel "A" on a plat of property
surveyed for Lebanon Methodist Church by William Wingfield, Registered Surveyor, on
March 14, 1966; said parcel of land being a quadrilateral in shape and having such size and
dimensions as are shown on the aforementioned plat, which plat is recorded in the Office of
the Clerk of Court for Richland County in Plat Book 28, at page 453. Said lot fronting
and measuring on U. S. Highway #76, for a distance of Two Hundred Nine and five-tenths
(209.5') feet, and containing 1.65 acres.

In trust, that said premises shall be used, kept, and maintained as a place of divine worship
of the Methodist ministry and members of The Methodist Church; subject to the Discipline,
usage, and ministerial appointments of said church as from time to time authorized and
declared by the General Conference and by the Annual Conference within whose bounds the
said premises are situated. This provision is solely for the benefit of the grantee, and the
grantor reserves no right or interest in said premises.
Plot of Property Surveyed for
Lebanon Methodist Church
Richland County, near Harrell Hill, S.C.

William Wingfield
Reg. Surveyor
Plot of Property Surveyed for
Lebanon Methodist Church
Richland County near Harrell Hill, S.C.

Scale: 1" = 60
March 12, 1966

William Mingfield
Reg. Surveyor
APPROVED FOR RECORDING

DATE: December 31, 1981

THOMAS L. O'BRIEN, STAFF ASST.
NAME

LEBANON UNITED METHODIST CHURCH

NOT SURVEYED, REPRODUCED AND DRAWN IN SCALE 1"=100' AS SHOWN HEREIN.
APPROVED FOR RECORDING

DATE: December 31, 1981

NAME: Thomas A. Bell
TITLE: Staff Assistant

Notes:

1. Lots 1 and 2 are being annexed to church property to be used for parking only.

2. Not surveyed, computed and drawn in office from existing plat.

LEBANON UNITED METHODIST CHURCH
Richland County, near Horrell Hill, S.C.

Enwright Surveying Inc.
William Warren, P. E. at 782
1105 Bellevue St. Suite 147
Columbia, S.C. 29101

(205) 334-2351
(A-1776.316)
ESQUIRE TITLE COMPANY

Post Office Box 839
Columbia, SC 29202
(803) 799-5175

Clare A. Hungiville
Mike Hungiville
Mark A. Smith

ESQUIRE TITLE COMPANY, does hereby certify that the present status of the record title to the property described herein is, as shown on the attached TITLE REPORT, subject only to the STANDARD EXCEPTIONS and the SPECIAL EXCEPTIONS listed and that the fee simple title of the PRESENT RECORD OWNER is not, according to a search of the public records as preserved in the County offices of the Register of Deeds, Clerk of Court, Judge of Probate and Treasurer for the stated PERIOD OF EXAM, charged or affected by any suit at law or in equity or by any existing lien or encumbrance properly indicated by the general indices nor any unpaid taxes or assessments other than as noted or mentioned therein.

ESQUIRE TITLE COMPANY, agrees to hold harmless the addressee only, against any loss or damage not exceeding the purchase price or loan amount in connection with the transaction referred to herein, which the addressee may sustain by reason or any error or omission in the TITLE REPORT. This TITLE REPORT is not transferable, assignable, or saleable by the addressee; all liability to any person other than the addressee named herein is expressly disclaimed.

ESQUIRE TITLE COMPANY

By:_________________________

NOTE: This is a report on title and not insurance of the title.

IT IS RECOMMENDED THAT TITLE INSURANCE BE OBTAINED.
STANDARD EXCEPTIONS

1. This certificate is limited to matters disclosed by the records filed, and properly indexed, in the Register of Deeds or Clerk of Court’s Office for the County in which the property is located and exception is made to any matters or defects which are not disclosed by an examination of said records.

2. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

3. Any law, ordinance, and governmental regulations (including but not limited to truth in lending and consumer protection laws, building and zoning ordinances, floodway and flood plain determinations) restricting or regulating the character, use, dimension, or location of any improvements now or hereafter erected on the land or prohibiting a separation in ownership or a reduction in the dimensions or area of the land or the effect of any violation of such law, ordinance, or governmental regulation, of determination.

4. Judgements and proceedings filed only in Federal Court. (Note: Upon the filing of a petition in Bankruptcy, title to real estate of the bankrupt vests in the Trustee in Bankruptcy and notice thereof is not required to be filed in records of the County records; also federal condemnation proceedings may vest property in the United States and notice thereof is not required to be filed in the County records.)

5. Water, sewage and lot clearing charges from a municipal authority, or public service district or private utility, unrecorded in the Office of the Register of Mesne Conveyance or Clerk of Court’s office.

6. The completeness and accuracy of the County Assessor’s, Auditor’s, and Treasurer’s records.

7. The possibility that additional taxes will be assessed under the roll-back provision of Section 12-43-220 of the Code of Laws of South Carolina, 1976, as amended.
Attn: Leslie

CHARGES:
Exam SEE 0364A
Copies
Other
Total SEE 0364A

PRESENT RECORD OWNER: Lebanon United Methodist Church
PURCHASER:
PROPERTY: Parcel A, Parcel B (TMS# 27800-01-05; 27800-01-06)
LOT: BLOCK: SUB-DIVISION: Richland
TMS # R27800-01-05 COUNTY: Richland

PERIOD OF EXAM FROM: 01-01-1965 TO: 04-24-2023 at 9 AM

DERIVATION:
From: John C. Gwinn, Jr. and Robert Layton Gwinn, Trustees of the Marital
Trust U/W/O John Curtis Gwinn

MORTGAGES:
From: Lebanon United Methodist Church
To: SCBT (27800-01-03, 5, 6)
Rerecorded: 10-24-2013 Book: 1904 Page: 2441

Securing: $1,200,000.00
Assigned To:
Dated: Recorded: Book: Page:

SECOND MORTGAGE:
From:
To:
Dated: Recorded: Book: Page:

Securing:
Assigned To:
Dated: Recorded: Book: Page:

PAGE 1
FOR TAX INFORMATION SEE ATTACHED COPY OF TAX BILL(S)
TAX DATA FOR INFORMATION ONLY - SEE GENERAL EXCEPTIONS # 6 and 7

SPECIAL EXCEPTIONS

Easements
NONE

Restrictions
NONE

Judgments: NONE
Lis Pendens: NONE
Mechanics Liens: NONE
State Tax Liens: NONE
Federal Tax Liens: NONE
Financing Statements:
Plats: 1382/2582; 1890/306
Estates: NONE
Other: NONE

Initials MMH/vbr
Richland County Tax Information
David A. Adams
Richland County Treasurer

The Richland County Treasurer's Office offers several convenient ways to pay your taxes. In addition to paying your taxes in person, through the mail, or at Synovus bank locations throughout the Midlands, we now accept credit card payments with MasterCard, Visa, Discover, and American Express or by electronic check.

Your online payment will be processed by SC.GOV, a third party, working under contract administered by the South Carolina Department of Administration's Division of Technology Operations. The online price of items or services purchased through SC.GOV, the state's official Web portal, includes funds used to develop, maintain, enhance, and expand the service offerings of the state's portal.

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**Richland County Real Estate Tax**

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<th>Note</th>
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<tr>
<td>David A. Adams</td>
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<tr>
<td>County Treasurer</td>
<td></td>
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<tr>
<td>(803) 576-2250 Ext. 2</td>
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<td><a href="mailto:treasurer@rcgov.us">treasurer@rcgov.us</a></td>
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**Current Payment:** 0.00

**Paid to Date:** 0.00

**Date Paid:**

**Amount Due:** 0.00

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https://www6.richlandcountysc.gov/TreasurerTaxInfo/Main.aspx
The Richland County Treasurer's Office offers several convenient ways to pay your taxes. In addition to paying your taxes in person, through the mail, or at Synovus bank locations throughout the Midlands, we now accept credit card payments with MasterCard, Visa, Discover, and American Express or by electronic check.

Your online payment will be processed by SC.GOV, a third party, working under contract administered by the South Carolina Department of Administration's Division of Technology Operations. The online price of items or services purchased through SC.GOV, the state's official Web portal, includes funds used to develop, maintain, enhance, and expand the service offerings of the state's portal.

Richland County Real Estate Tax

<table>
<thead>
<tr>
<th>Richland County Real Estate Tax</th>
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</thead>
<tbody>
<tr>
<td>RICHLAND COUNTY</td>
</tr>
<tr>
<td>PO BOX 11947</td>
</tr>
<tr>
<td>COLUMBIA, SC 29211</td>
</tr>
<tr>
<td>--------------------------------</td>
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<td>Date: 2022-03-01</td>
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<tr>
<td>Tax Map #: 278-00-01-06</td>
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<tr>
<td>Loc: N/S GARNERS FERRY RD</td>
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<tr>
<td>PARCEL B</td>
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<tr>
<td>Millage: 475.30</td>
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<td>Tran #:</td>
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<tr>
<td>Bill #: R-2022-102105</td>
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<tr>
<td>LEBANON UNITED METHODIST</td>
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<tr>
<td>10220 GARNERS FERRY RD</td>
</tr>
<tr>
<td>EASTOVER, SC 29044-9331</td>
</tr>
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<td>--------------------------------</td>
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<td>REAL ESTATE TAX</td>
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<tr>
<td>David A. Adams</td>
</tr>
<tr>
<td>County Treasurer</td>
</tr>
<tr>
<td>(803) 576-2250 Ext. 2</td>
</tr>
<tr>
<td><a href="mailto:treasurer@rtg.gov.sc">treasurer@rtg.gov.sc</a></td>
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<td>Amount Due: 0.00</td>
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</table>

https://www6.richlandcountysc.gov/TreasurerTaxInfo/Main.aspx
STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

CORRECTIVE QUITCLAIM DEED

WHEREAS John C. Gwinn, Jr. and Robert Layton Gwinn, Trustees of the Marital Trust U/W/O John Curtis Gwinn were the Grantors in a deed to Lebanon Methodist Church recorded December 12, 2007 at Book 01383 at page 2353 in the Register of Deeds for Richland County;

WHEREAS the name of the Grantee should have read Lebanon United Methodist Church, but because of scrivener’s error was Lebanon Methodist Church;

WHEREAS the name on the recorded plat should also read Lebanon United Methodist Church and a plat to correct the name has been recorded on August 26, 2013 in Plat Book 1890 at page 306;

WHEREAS the deed recorded December 12, 2007 at Book 01383 at page 2353 specifies that “if the Grantee herein does not build on and improve the property with ten (10) years of the date of this Deed, then the above property will revert back to the Grantors herein.” The Grantors agree that the conditions have been met and they now convey fee simple absolute to Lebanon United Methodist Church;

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, that John C. Gwinn, Jr. and Robert Layton Gwinn, Trustees of the Marital Trust U/W/O John Curtis Gwinn, (hereinafter called “Grantor”) for and in consideration of the sum of five and no/100 ($5.00) Dollars to the Grantor in hand paid at and before the sealing of these presents, by Lebanon United Methodist Church, its successors and assigns, (hereinafter called “Grantee”) in the State aforesaid, (the receipt of which is hereby acknowledged) has remised, released, and forever quit-claimed, and by these presents do remise,
EXHIBIT A

All that certain, piece, parcel or tract of land, with the improvements thereon, situate, lying and being in the County of Richland, in the State of South Carolina, and being shown and delineated as PARCEL “A” CONTAINING 0.98 OF AN ACRE on a boundary survey prepared for Lebanon Methodist Church by Civil Engineering of Columbia, Charles D. Meeler, P.L.S. No. 12246, dated August 27, 2007, last revised October 2, 2007 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1382 at Page 2582. Reference is hereby made to said latter plat for a more complete and accurate description thereof.

For informational purposes, plat was revised to correct name to Lebanon United Methodist Church and recorded August 26, 2013 in the Office of the Register of Deeds for Richland County in Plat Book 1890 at Page 306.

PRIOR TMS #27900-03-10 (portion)
CURRENT TMS #27800-01-05

ALSO: All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being in the County of Richland, in the State of South Carolina, and being shown and delineated as PARCEL “B” CONTAINING 2.78 OF ACRES on a boundary survey prepared for Lebanon Methodist Church by Civil Engineering of Columbia, Charles D. Meeler, P.L.S. No. 12246, dated August 27, 2007, last revised October 2, 2007 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1382 at Page 2582. Reference is hereby made to said latter plat for a more complete and accurate description thereof.

For informational purposes, plat was revised to correct name to Lebanon United Methodist Church and recorded August 26, 2013 in the Office of the Register of Deeds for Richland County in Plat Book 1890 at Page 306.

PRIOR TMS #27900-03-09 (portion)
CURRENT TMS #27800-01-06

This being a portion of the same property conveyed to John C. Gwinn, Jr. and Robert Layton Gwinn, Trustees of the Marital Trust u/w/o John Curtiss Gwinn by Deed of Distribution of the Estate of John Curtis Gwinn dated April 4, 2006 and recorded in the Office of the Register of Deeds for Richland County on April 4, 2006 in Book 1169 at page 1420. Further being conveyed to Lebanon Methodist Church (however correctly Lebanon United Methodist Church) by deed dated and recorded December 12, 2007 at Book 01383 at page 2353 in the Register of Deeds for Richland County.

Grantee’s mailing address: 10220 Garners Ferry Road
Eastover, SC 29044
release, and forever quitclaim unto the Grantee, its successors and assigns:

SEE ATTACHED EXHIBIT A

It is understood and agreed to by the Grantee that the land described herein is to be restricted to be used only for religious purposes. These restrictions are to run with the land.

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property, including matters shown on recorded plats.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, his, heirs, successors and assigns forever so that neither the Grantor nor her successors, nor any other person or persons, claiming under it, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

INTENTIONALLY LEFT BLANK
IN WITNESS WHEREOF, the Grantors has hereunto set their hand and seal this

Aug 5th, 2013.

Signed, Sealed and Delivered in presence of:

Charlene Ellsworth
Witness:

[Signature]
Witness:

John C. Gwinn, Jr. As Trustee of the
Marital Trust U/W/O John Curtis Gwinn

Robert Layton Gwinn, As Trustee of the
Marital Trust U/W/O John Curtis Gwinn

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

I, Merry Celeste Rodgers, a Notary Public for the State of South Carolina, do hereby certify that the grantor(s), personally appeared before me this day and Acknowledged the due execution of the foregoing instrument. Witness my hand and seal this August 5th, 2013.

Merry Celeste Rodgers
Notary Public for South Carolina
My Commission expires 6-2-2018
IN WITNESS WHEREOF, the Grantors has hereunto set their hand and seal this 

August 5, 2013.

Signed, Sealed and Delivered in presence of:

Charlene Ellisworth
Witness:

Mary Celest C.
Witness:

John C. Gwinn, Jr. As Trustee of the
Marital Trust U/W/O John Curtis Gwinn

Robert Layton Gwinn, As Trustee of the
Marital Trust U/W/O John Curtis Gwinn

STATE OF SOUTH CAROLINA )
COUNTY OF RICHLAND )

ACKNOWLEDGMENT ) S.C. 30-5-30

I, Mary Celest C., a Notary Public for the State of South Carolina, do hereby 
certify that the grantor(s), personally appeared before me this day and Acknowledged the due 
execution of the foregoing instrument. Witness my hand and seal this August 5th, 2013.

Mary Celest C.
Notary Public for South Carolina
My Commission expires 12-2-2018
STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 was transferred by John C. Gwinn, Jr. and Robert Layton Gwinn, Trustees of the Marital Trust U/W/O John Curtis Gwinn to LEBANON UNITED METHODIST CHURCH on August 29, 2013.

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 distribution to a trust beneficiary.
   (C) _____ exempt from the deed recording fee because (See Information section of affidavit): Exception 12 Quitclaim Deed ________ (Explanation required)
   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: $______
   (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 the result here: $______

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

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 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.

[Signature]

Sworn this 3rd day of August 2013

Print or Type Name Here

Notary Public for South Carolina
My Commission Expires: 06/30/20
RE-RECORD: CHANGES INITIALED
PARAGRAPH 4 PAGE 2

This document was prepared by (name, address, phone):
SCBT
520 GERVAIS ST.
PO BOX 100113 COLUMBIA SC 29202-3113
1-800-277-2175

State of South Carolina

REAL ESTATE MORTGAGE
(With Future Advance Clause)

1. DATE AND PARTIES. The date of this Mortgage is 08/30/2013 - 8-29-2013 and the parties and their addresses are as follows:

MORTGAGOR: LEBANON UNITED METHODIST CHURCH
10220 GARNERS FERRY ROAD
EASTOVER, SC 29044

☐ Refer to the Addendum which is attached and incorporated herein for additional Mortgagors.

LENDER: SCBT
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF SOUTH CAROLINA
520 GERVAIS ST / PO BOX 100113
COLUMBIA, SC 29202-3113

2. MORTGAGE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (hereafter defined), Mortgagor grants, bargains, conveys and mortgages to Lender the following described property:

SEE ATTACHED ADDENDUM FOR LEGAL DESCRIPTION

The property is located in RICHLAND (County) at 10220 GARNERS FERRY ROAD

ADDRESS: 10220 GARNERS FERRY ROAD, EASTOVER, SC 29044

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property"). The term Property also includes, but is not limited to, any and all water wells, water, ditches, reservoirs, reservoir sites and dams located on the real estate and all riparian and water rights associated with the Property, however established.
Exhibit A (Parcel A & B for Plat R1382/2582

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Parcel A, containing 0.98 of an acre on a boundary survey prepared for Lebanon Methodist Church by Civil Engineering of Columbia, Charles D. Meeler, PLS No. 12246, dated August 27, 2007, last revised October 2, 2007 and recorded in the Office of the Register of Deeds for Richland County in Plat Book 1382 at page 2582. Reference is hereby made to said latter plat for a more complete and accurate description thereof.

For Informational purposes plat was revised on August 21, 2013 to correct name to Lebanon United Methodist Church and recorded in the Office of the ROD for Richland County in Record Book 1890 at page 306.

TMS # 27800-01-05

ALSO:

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, and being shown and delineated as Parcel B, containing 2.78 acres, on a boundary survey prepared for Lebanon Methodist Church by Civil Engineering of Columbia, Charles D. Meeler, PLS No 12246, dated August 27, 2007 last revised October 2, 2007 and recorded in the Office of the ROD for Richland County in Record Book 1382 at page 2582. Reference is hereby made to said latter plat for a more complete and accurate description thereof. Reference is hereby made to said latter plat for a more complete and accurate description thereof.

For informational purposes plat was revised August 21, 2013 to to correct name to Lebanon United Methodist Church and recorded in the Office of the ROD for Richland County in Record Book 1890 at page 306.

TMS # 27800-01-06

This being a portion of the same property conveyed to John C. Gwinn, Jr., and Robert Layton Gwinn, Trustees of the Marital Trust u/w/o John Curtiss Gwinn by Deed of Distribution of the Estate of John Curtiss Gwinn dated April 4, 2006 and recorded in the Office of the ROD for Richland County on April 4, 2006 in Record Book 1169 at page 1420. Further being conveyed to Lebanon Methodist Church by Deed dated and recorded December 12, 2007 in Record Book 1383 at page 2353. Subsequently a corrective deed dated August 5, 2013 was recorded to change the name of the grantee to Lebanon United Methodist Church in Record Book __________ at page __________., aforesaid county.
Exhibit A (Parcel A & Parcel B, Plat 28/656)

All that certain piece, parcel, tract or lot of land, with improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, the same being shown and delineated as PARCEL A, containing 1.65 acres and PARCEL B, containing 0.56 acre, on a plat prepared for Lebanon Methodist Church by William Wingfield, Register Surveyor, dated March 14, 1966 and recorded in the Office of the ROD for Richland County in Plat Book 28 at page 656. Reference being made to said latter plat for a more complete and accurate description thereof, all measurements being a little more or less.

This being the same property conveyed unto Henry Walker, Sr., Kern Powell, J.H. Young, C.T. Young, Roy Young and W.D. Coleman are now the duly Elected Board of Trustees of Lebanon Methodist Church, Lebanon-McLeod Charge, Columbia District, South Carolina Annual Conference of The Methodist Church by Deed from Mary W. Hogan and Gilbert S. Hogan as Executor of the Estate of William S. Hogan, dated April 13, 1966 and recorded in the Office of the ROD for Richland County in Deed Book D40 at page 314; and also being the identical property conveyed to the same Grantees by Deed from Mary W. Hogan dated April 13, 1966 and recorded in Deed Book D40 at page 312, aforesaid records. Further being conveyed by a QuitClaim Deed to Lebanon United Methodist Church dated August 29, 2013 and Recorded in the ROD Office for Richland County in Record Book _________ at page _________.

Portion of TMS # 27800-01-03
EXHIBIT “A” (for Plat Z/1634)

All that certain, piece parcel, tract or lot of land, situate, lying and being in the School District Number One, in the County of Richland, State of South Carolina, approximately thirteen (13) miles East of the City of Columbia, on U.S. Highway No 76, being shown and delineated as .38 acres, on a survey prepared for Lebanon United Methodist Church by Enwright Surveying, Inc. William Wingfield, dated December 17, 1981 and recorded in the Office of the ROD for Richland County in Plat Book Z at page 1634. Reference being made to said latter plat for a more complete and accurate description thereof, be all measurements a little more or less.

This being the same property conveyed unto Lebanon United Methodist Church by Deed from Mary W. Hogan dated December 31, 1981 and recorded in the Office of the ROD for Richland County in Deed Book D600 at page 35.

PORTION OF TMS # 27800-01-03

ALSO:

All that certain piece, parcel or tract of land, situate, lying and being in the School District Number One (1) in the County of Richland, State of South Carolina, approximately thirteen (13) miles East of the City of Columbia on U.S. Highway No. 76; being shown and delineated as .41 acres, on a survey prepared for Lebanon United Methodist Church by Enwright Surveying, Inc., William Wingfield, dated December 17, 1981 and recorded in the Office of the ROD for Richland County in Plat Book Z at page 1634. Reference being made to said latter plat for a more complete and accurate description thereof, be all measurements a little more or less.

This being the same property conveyed unto Lebanon United Methodist Church by Deed from Mary W. Hogan dated January 18, 1982 and recorded in the Office of the ROD for Richland County in Deed Book D600 at page 38.

PORTION OF TMS # 27800-01-03
3. MAXIMUM OBLIGATION LIMIT. The total principal amount of the Secured Debt (hereafter defined) secured by this Mortgage at any one time shall not exceed $1,200,000.00. This limitation of amount does not include interest, loan charges, commitment fees, brokerage commissions, attorneys fees and other charges validly made pursuant to this Mortgage and does not apply to advances (or interest accrued on such advances) made under the terms of this Mortgage to protect Lender’s security and to perform any of the covenants contained in this Mortgage. Interest under the Note will be deferred, accrued or capitalized; however, Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note. Future advances are contemplated and, along with other future obligations, are secured by this Mortgage even though all or part may not yet be advanced. Nothing in this Mortgage, however, shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment would need to be agreed to in a separate writing.

4. SECURED DEBT DEFINED. The term "Secured Debt" includes, but is not limited to, the following:
   A. The promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all extensions, renewals, modifications or substitutions (Evidence of Debt) (e.g., borrower’s name, note amount, interest rate, maturity date)
   D. A NOTE DATED 08-29-2013 IN THE AMOUNT OF $1,200,000.00 IN THE NAME OF LEBANON UNITED METHODIST CHURCH
      MATURITY DATE: 08-29-2020

   B. All future advances from Lender to Mortgagor or other future obligations of Mortgagor to Lender under any promissory note, contract, guaranty, or other evidence of debt existing now or executed after this Mortgage whether or not this Mortgage is specifically referred to in the evidence of debt.
   C. All obligations Mortgagor owes to Lender, which now exist or may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.
   D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Mortgage, plus interest at the highest rate in effect, from time to time, as provided in the Evidence of Debt.
   E. Mortgagor’s performance under the terms of any instrument evidencing a debt by Mortgagor to Lender and any Mortgage securing, guarantying, or otherwise relating to the debt.

If more than one person signs this Mortgage as Mortgagor, each Mortgagor agrees that this Mortgage will secure all future advances and future obligations described above that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. This Mortgage will not secure any other debt if Lender fails, with respect to such other debt, to make any required disclosure about this Mortgage or if Lender fails to give any required notice of the right of rescission.

5. PAYMENTS. Mortgagor agrees to make all payments on the Secured Debt when due and in accordance with the terms of the Evidence of Debt or this Mortgage.

6. WARRANTY OF TITLE. Mortgagor covenants that Mortgagor is lawfully seized of the estate conveyed by this Mortgage and has the right to grant, bargain, convey, sell, and mortgage the Property and warrants that the Property is unencumbered, except for encumbrances of record.

7. CLAIMS AGAINST TITLE. Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor’s payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Mortgage. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses which Mortgagor may have against parties who supply labor or materials to improve or maintain the Property.

8. PRIOR SECURITY INTERESTS. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property and that may have priority over this Mortgage, Mortgagor agrees:
   A. To make all payments when due and to perform or comply with all covenants.
   B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.
   C. Not to make or permit any modification or extension of, and not to request or accept any future advances under any note or agreement secured by, the other mortgage, deed of trust or security agreement unless Lender consents in writing.

9. DUE ON SALE OR ENCUMBRANCE. Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of any lien, encumbrance, transfer, or sale, or contract for any of these on the Property. However, if the Property includes Mortgagor’s residence, this section shall be subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. For the purposes of this section, the term “Property” also includes any interest to all or any part of the Property. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Mortgage is released.
☐ **Personal Property.** Mortgagor grants to Lender a security interest in all personal property located on or connected with the Property. This security interest includes all farm products, inventory, equipment, accounts, documents, instruments, chattel paper, general intangibles, and all other items of personal property Mortgagor owns now or in the future and that are used or useful in the construction, ownership, operation, management, or maintenance of the Property. The term "personal property" specifically excludes that property described as "household goods" secured in connection with a "consumer" loan as those terms are defined in applicable federal regulations governing unfair and deceptive credit practices.

☐ **Filing As Financing Statement.** Mortgagor agrees and acknowledges that this Mortgage also suffices as a financing statement and as such, may be filed of record as a financing statement for purposes of Article 9 of the Uniform Commercial Code. A carbon, photographic, image or other reproduction of this Mortgage is sufficient as a financing statement.

29. **OTHER TERMS.** If checked, the following are applicable to this Mortgage:

☐ **Line of Credit.** The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Mortgage will remain in effect until released.

☒ **Waiver of Appraisal Rights.** The laws of South Carolina provide that in any real estate foreclosure proceeding a defendant against whom a personal judgment is taken or asked may, within thirty days after the sale of the mortgaged property, apply to the court for an order of appraisal. The statutory appraisal value as approved by the court would be substituted for the high bid and may decrease the amount of any deficiency owing in connection with the transaction. THE UNDERSIGNED HEREBY WAIVES AND RELINQUISHES THE STATUTORY APPRAISAL RIGHTS WHICH MEANS THE HIGH BID AT THE JUDICIAL FORECLOSURE SALE WILL BE APPLIED TO THE DEBT REGARDLESS OF ANY APPRAISED VALUE OF THE MORTGAGED PROPERTY.

☐ **Separate Assignment.** The Mortgagor has executed or will execute a separate assignment of leases and rents. If the separate assignment of leases and rents is properly executed and recorded, then the separate assignment will supersede this Security Instrument’s “Assignment of Leases and Rents” section.

☐ **Additional Terms.**

**SIGNATURES:** By signing below, Mortgagor agrees to the terms and covenants contained in this Mortgage and in any attachments. Mortgagor also acknowledges receipt of a copy of this Mortgage on the date stated above on Page 1.

☒ Actual authority was granted to the parties signing below by resolution signed and dated 8-30-2013 8-29-13.

Entity Name: **LEBANON UNITED METHODIST CHURCH**

[Signature] Leslie Fields, Treasurer

(Date) 8-29-13

[Signature] Richard McElwain, Chair of Trustees

(Date) 8-29-13

Signed, Sealed and delivered in the presence of:

[Signature] Mary Coates

(Witness)

☐ Refer to the Addendum which is attached and incorporated herein for additional Mortgagors, signatures and acknowledgments.