745 1 9 23B

STATE OF SOUTH CAROLINA TITLE TO REAL ESTATE COUNTY OF MARLBORO

KNOW ALL MEN BY THESE PRESENTS, That MARLBORO ACADEMY, INC., by and through its duly authorized officer, herein after the Grantor, in the County and State oforesaid, for and in consideration of the sum of Five and 00/100 (\$5.00) Dollars and other valuable consideration, to it paid by Dembosky Holdings. LLC, P. O. Box 100, Bennettsville, South Carolina 29512, hereinafter the Grantee, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents do hereby grant, bargain, sell and release unto the said Grantee, its successors and assigns:

See Exhibit "A" attached.

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 THE Grantor does hereby bind itself to warrant and forever defend all and singular the Property unto the Grantee, its successors and assigns, against the claims of all persons claiming or to claim the same by, through or under Grantor, but not further

WITNESS the Grantor has caused these presents to be executed and its scalaffixed this 17fhday of May, in the year of our Lord two thousand and five and in the two bundred and twenty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered

In the presence of:

MARLBORO ACADEMY, INC.

Its: Duly authorized efficer

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16302 Bk# 492 Pg: 140

Exhibit "A"

All of that certain piece, parcel or tract of faul together with the improvements thereon located bring and being situated in Mailboro County. South Carolina, containing 182.72 acres, more or less, and being more particularly shown and delineared on plat cuitifud. "Plat of Pence Tract" made by John M. Jackson, III. P. L. S., dated 9 May, 2005, which plat is reconted in Plat Cabinot A, Slide 190, page S. in the Office of the Clerk of Court for Mariboro County, South Carolina.

As shown on the above plat, said tract is bounded generally as follows: On the North by tract owned now or formerly by the Derothy Adams Revocable Tract and by a dirt road which separates the tract being conveyed from other lands award new or formerly by the Estate of Elizabeth Pence; on the East by dirt road which separates the tract being conveyed from other lands owned now or formerly by Festic of Elizabeth Pence; on the South by a State Road known as Academy Road; and on the West by a tract owned now or formerly by John McQueen.

For a more complete description of said tract, reference, is craved to aforementioned plot which

Being all of Marlboro County Tax Map Parcel Number 028-00-02-020 and portions of Marlboro County Tax Map Numbers 028-00-02-019, 22-01-02-02 and 22-01-02-029.

These being being designated as pertions of Parcels ONE AND FIVE, NINE TEN AND THIRTEEN conveyed to MARLBORO ACADEMY, by deed of Wachovia Bank, N.A., Totatec under Trust Agreement of Elizabeth P. Pecce dated February 1, 2002 and recorded December 15, 2004 in Deed Book 484, page 31 in the office of the Clerk of Cour. for Mariboro County.

See Also, Corrective Deed from Wachovia Bank, N.A., as Trustes under Revocable Trust Agreement of Elizabeth P. Pence Dated February 1, 2002 to Mariboro Academy, Inc. dated April 6, 2005 and recorded in Deed Book 490, Page 263 in the office of the Clerk of Court for Mariboro County, S.C. (therein designating the pateols as Parcel One, Parcel Eight, Percel Nine and Parcel Twelve).

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William S. Funderbyry

STATE OF SOUTH CAROLINA COUNTY OF MARLBORO)) ACKNOWLEDGEMENT)
I, Cractor, MARLBORO sutherized officer, personally appeared execution of the foregoing instrument.	. 2 Norsky Public, do hereby certify that the ACADEMY, INC., by and through its duly before me this duy and acknowledged the due
SWORN to before me this Value day of May, 2005.	
Notary Public for South Carolina	(L. S.)
My commission expires	

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STATE OF SOUTH CAROLINA)			
COUNTY OF MARI.BORO) <u>AFE</u>	<u>IDĀVIT</u>		
PERSONALLY appeared before me the undersigned, who being duly swom, deposes and says:				
 Property located at: 182.72+/- At Map Number: 028-00-02-020 at 01-02-27 and 22-01-02-029 Transferred from: Mafiboro Acad Transferred to: Dembosky Holdi Date: May 17, 2005 	of portions of tar demy, Inc.	oad, Bennettsville, SC s map numbers 028-06-02-0	19, 22-	
The trunsaction was (Check one): XX an arm's length real property transaction and the sales price paid or to be paid in; money or money's worth was \$700,000.00 out an arm's length real property transaction and the fair market value of the property is S the above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10 ct. seq. Because the deed is				
As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as <u>Purchaser</u> . I further understand that a person required to firmish this Affidavit who willfully furnishes a false or fraudulent Affidavit is guilty of a misdemeasor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.				
SWORN to before me this day	Purchaser, or o	al Representative of the ther Responsible Person the Transaction	ary Dembrole, menses I manag	
Notary Public for South Cardina My Commission Expires: 0813	_(L. S.) :/2012	FILED, RECURDED, IMDEXED 05/17/2005 02:32:37PM Rec Fee: 10.00 St Fer Co Fee: 770.00 Pages Clerk of Lourt William 8. Funderburk	e ¹ 1820.00	

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