Instrument 202300004608 Volume Pase 163 1532

	202300004608 EXEMPT		
	Filed for Record in		
	CHEROKEE COUNTY, SC CHRISTOPHER S PARKER		
1803 Cherokee Ave. Gaffney, SC 29341	08-14-2023 At 01:22 pm.		
	DEED 15.00		
81	Volume 163 Page 1532 - 1534		
)			
)	TITLE DEED TO REAL ESTATE		
)			
)))		

KNOW ALL MEN BY THESE PRESENTS that Phillip R. Eggers (hereinafter "Grantor"), in the State aforesaid, for and in consideration of the sum of Five and 00/100 Dollars (\$5.00) to Grantor in hand paid at and before the sealing of these presents by

Philip R. Eggers and Deborah Lynn Thomas

Address:

1803 Cherokee Ave.

Gaffney, SC 2934

(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 said:

Philip R. Eggers and Deborah Lynn Thomas, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever:

All that certain parcel or lot of land lying, being and situate in Cherokee County, South Carolina, located at the corner of 11th Street and Cherokee Avenue, and running N. 12-30 W. 163 feet to point; thence S. 81-00 E. approximately 127 feet; thence turning and running S. 11-45 E. approximately 175 feet to point; thence with Cherokee Avenue N. 03-30 W. approximately 145 feet to the point of beginning.

This property was conveyed to Marc D. Eggers and Philip R. Eggers by Howard D. Eggers and Eloise G. Eggers by deed dated March 3, 2010 and recorded in the Register of Deeds Office for Cherokee County, S.C. in 34, at Page 1161. Marc D. Eggers conveyed his undivided interest to Philip R. Eggers by deed dated November 5, 2014 and recorded in the Register of Deeds Office for Cherokee County, South Carolina in Deed Book 72, at Page 1929.

Tax Map #: 099-14-00-009.002

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

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the said, **Philip R. Eggers and Deborah Lynn Thomas**, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever.

AND the Grantor, does hereby bind Grantor and Grantor's heirs or successors and assigns to warrant and forever defend, all and singular, the said premises unto the said, **Philip R. Eggers and Deborah Lynn Thomas**, their heirs and assigns, against Grantor and Grantor's heirs or successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to roadways, easements, rights-of-way and restrictions recorded or unrecorded.

WITNESS Grantor's hand a	nd seal this 14	day of _	Angrist	_, 2023.
Signed, sealed and delivered in the presence of: James R Thompson		Philip R. Eg	gers	(SEAL)
Saich H. Oak	 3			
STATE OF SOUTH CAROLINA COUNTY OF CHEROKEE)))	ACKNOWL	EDGMENT	
I, the undersigned Notary P before me, and having satisfactorily acknowledged the due execution of	proven to be the	person whose	e name is subscr	

Witness my hand and official stamp or seal this _ \underset \under

Notary Public of South Carolina
Printed Name: Sarah H. Manks
My commission expires: 2-10-31

STATE OF SOUTH CAROLINA)

COUNTY OF CHEROKEE AFFIDAVIT FOR EXEMPT TRANSFERS
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:
1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 1803 Cherokee Ave, Gaffney, SC
bearing Cherokee County Tax Map Number
099-14-00-009.002 , was transferred by Philip K. Eggers
to Philip K. Eggers and Deborah Lynn Thomas on August 14, 2023
OII August 14, 2025
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):
no consideration paid - gift
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. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
5. 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.
Responsible Person Connected with the Transaction
Philip R. Eggers Print or Type Name Here
SWORN to before me this 14 day of Angust 2023
Notary Public for SC
My Commission Expires: 2 - VD -3 \