State of South Carolina
County of Pickens

TITLE TO REAL ESTATE

Deed Prepared By:

Bradley K. Richardson, P.C.
Attorney at Law
133 Straight Drive
Anderson, SC 29625

KNOW ALL MEN BY THESE PRESENTS, THAT **Westwood Baptist Church, A South Carolina Non-Profit Corporation,** whether one or more, called Grantor, in the State aforesaid for/and in consideration of the sum of **Five and 00/100 ($5.00) dollars and other consideration (see affidavit filed)**

To Grantor in hand paid at and before the sealing of these presents by **M & T Properties, Inc,** hereinafter, whether one or more, called Grantee, (the receipt whereof is hereby acknowledged), have/has granted, bargained, sold and released, and by these Presents do(es) grant, bargain, sell and release unto the said Grantee and Grantee's heirs, or successors, and assigns forever the following described property, to wit:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Pickens, and being shown and designated as 2.13 acres. more or less, as shown on a plat prepared by John R. Bartley, Jr., P.L.S., # 19890, dated October 4, 2021 and recorded in the Office of the Register of Deeds for Pickens County in Plat Book 614, at Page 77, and having metes and bounds, courses and distances as upon said plat appear and incorporated herein by reference thereto.

FOR INFORMATIONAL PURPOSES ONLY

TMS # P/O 5150-18-32-3302

Grantee Address: 3649 Calhoun Memorial Hwy, Greenville SC 29611

DERIVATION:
This being a portion of the property conveyed unto West Wood Baptist Church by Deed of West Greenville Baptist Church by Deed dated November 23, 1966 and recorded in Deed Book 11D at Page 121. Also by that certain Deed of Beulah K., Ellis to Claude R. Ellison by Deed dated December 9, 1959 and recorded December 12, 1959 in Deed Book 9M at Page 143, aforesaid records.

This conveyance is made subject to all Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

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 Grantee and Grantee's heirs, or successors, and assigns, forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Successors, Assigns, Executors and Personal Representatives to warrant and forever defend, all and singular, the said Premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and Grantor's Heirs, Successors and Assigns, and all persons whomsoever as may be lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's Hand and Seal, this 13 day of October, in the year of our Lord 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Beverly Skelton

Westwood Baptist Church, A South Carolina Non-Profit Corporation

BY: Miyoshi Wright
Miyoshi Wright as Trustee

BY: Julie Bishop
Julie Bishop as Trustee

BY: Anthony Bowers
Anthony Bowers as Trustee

The State of South Carolina

Anderson County

I, the undersigned Notary Public for South Carolina, do hereby certify that Westwood Baptist Church, A South Carolina Non-Profit Corporation by Miyoshi Wright as Trustee, Julie Bishop as Trustee and Anthony Bowers as Trustee personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 13 day of October, 2021 AD.

_______________(SEAL)
Notary Public of South Carolina
My Commission Expires: 01/04/2022

DANIEL J HOY
Notary Public-State of South Carolina
My Commission Expires
January 04, 2022

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS) AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information

2 The property being transferred is located at 3821 Saluda Dam Road, Easley, SC 29640 bearing Pickens County Tax Map Number P/O 515018323302 .was transferred by Westwood Baptist Church, A South Carolina Non-Profit Corporation to M & T Properties, Inc on October 13, 2021.

3. Check one of the following: The deed is

(a) _X_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) ____subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) ____exempt from the deed recording fee because (See Information section of affidavit): .

(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) _X__ The fee is computed on the consideration paid or to be paid in money or moneys worth in the amount of $ 325,000.00
(b) ____ The fee is computed on the fair market value of the realty which is
(c) ____ The fee is computed on the fair market value of the realty as established for property tax purposes which is ____________________

5. Check Yes___ or No _X_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If Yes, the amount of the outstanding balance of this lien or encumbrance is: ____________________

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: $ 325,000.00
(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 result here: $ 325,000.00

7 The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $1,202.50

8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as a Grantor.

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.

Responsible Person Connected with the Transaction

SWORN to before me this
13 day of October, 2021.

Notary Public for SC
My Commission Expires: 01/04/2022

Westwood Baptist Church, A South Carolina Non-Profit Corporation

BY: Miyoshi Wright
Miyoshi Wright as Trustee

DANIEL J. HOY
Notary Public-State of South Carolina
My Commission Expires
January 04, 2022

INFORMATION

Except as provided in this paragraph, the term value' means the consideration paid or to be paid in money or moneys worth for the realty Consideration paid or to be paid in moneys worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in moneys worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, A value means the realtys fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law

Exempted from the fee *are* deeds

(1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars,

(2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts.

(3) that are otherwise exempted under the laws and Constitution of this State or of the United States,

(4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A)~

(5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty,

(6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39,

(7) that constitute a contract for the sale of timber to be cut;

(8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;

(9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A family partnership is a partnership whose partners are all members of the same family A family trust is a trust, in which the beneficiaries are all members of the same family The beneficiaries of a family trust may also include charitable entities. A Family means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A charitable entity means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A),

(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation,

(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,

(12) that constitute a corrective deed or a quit claim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quit claim deed

(13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed-pursuant to foreclosure proceedings.

(14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty

(15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U S C Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act