

**THE STATE OF SOUTH CAROLINA**

**TITLE TO REAL ESTATE**

**COUNTY OF FLORENCE**

**KNOW ALL MEN BY THESE PRESENTS**, that the TRUSTEES OF FLORENCE BAPTIST TEMPLE, INC., hereinafter called "Grantors", of the County of Florence in the State aforesaid, for and in consideration of the sum of \$10.00 (Ten and No/100 Dollars) and other valuable consideration, 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 CITY OF FLORENCE, hereinafter called "Grantees", its successors and assigns:

ALL of that certain parcel or strip of land containing 4.636 acres connecting US Hwy. 301 Business to US Hwy. 301 By-Pass South of Florence, and being more particularly described on that certain survey prepared for the CITY OF FLORENCE by Robert L. Morgan, Surveyor, dated March 13, 1997 and filed for record in the office of the Clerk of Court for Florence County in Plat Book                      at page

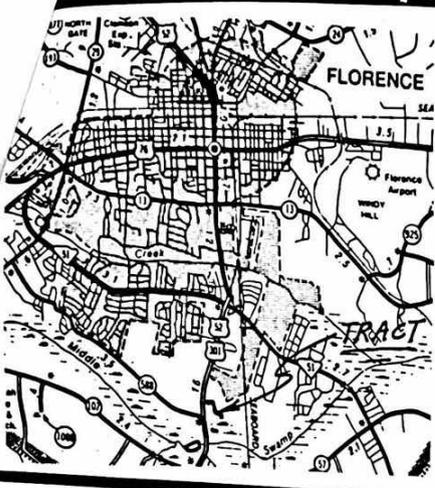
Tax Map No. 150-01-092

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 said premises belonging, or in anywise incident or appertaining.

**TO HAVE AND TO HOLD**, all and singular the premises before mentioned unto the said CITY OF FLORENCE, its successors or 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 successors and assigns, against themselves and their successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

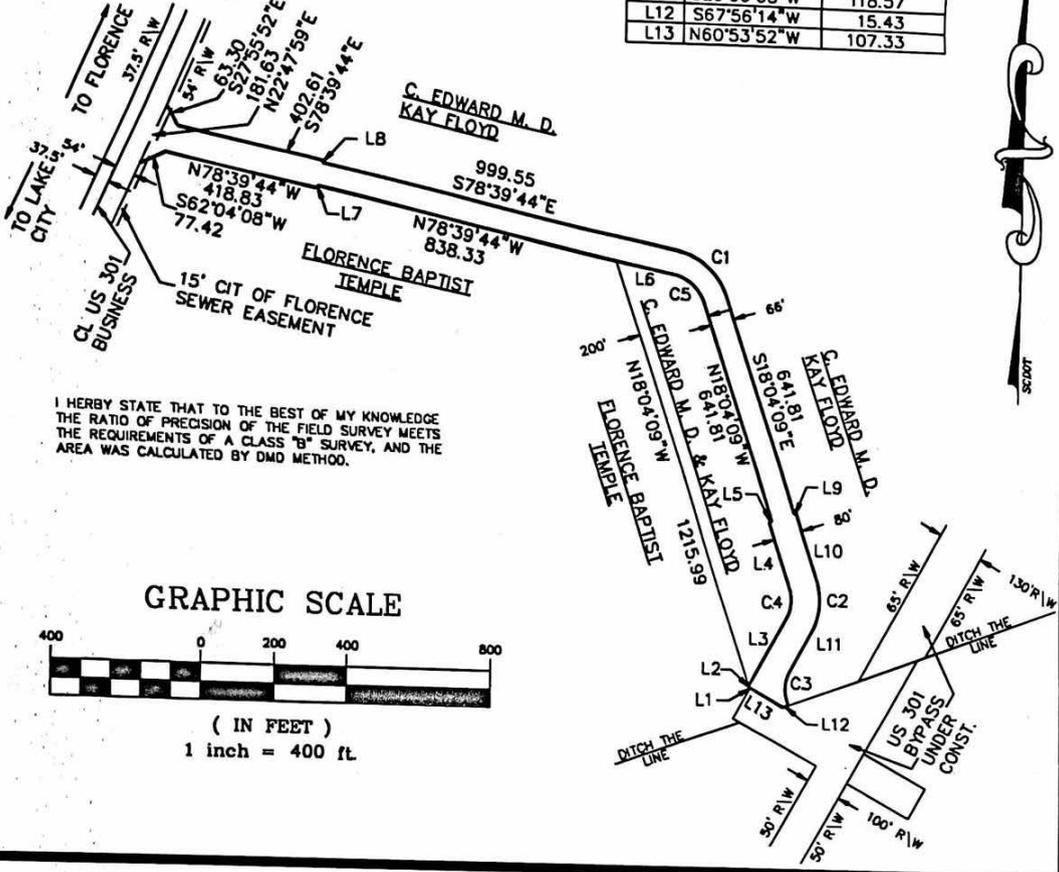


VICINITY MAP

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	183.00	193.53	184.64	S48°21'57"E
C2	190.00	156.43	152.05	S05°30'59"W
C3	110.00	102.44	98.78	S02°25'27"W
C4	110.00	90.56	88.03	N05°30'59"E
C5	117.00	123.73	118.05	N48°21'57"W

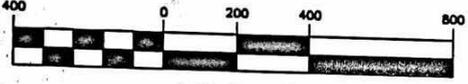
  

LINE	DIRECTION	DISTANCE
L1	S29°06'08"W	3.05
L2	N18°04'09"W	9.54
L3	N29°06'08"E	215.14
L4	N18°04'09"W	185.31
L5	N71°55'51"E	7.00
L6	N78°39'44"W	161.23
L7	S11°20'16"W	7.00
L8	S11°20'16"W	7.00
L9	N71°55'51"E	7.00
L10	S18°04'09"E	185.31
L11	S29°06'08"W	118.57
L12	S67°56'14"W	15.43
L13	N60°53'52"W	107.33



I HERBY STATE THAT TO THE BEST OF MY KNOWLEDGE THE RATIO OF PRECISION OF THE FIELD SURVEY MEETS THE REQUIREMENTS OF A CLASS "B" SURVEY, AND THE AREA WAS CALCULATED BY DMD METHOD.

GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

STATE OF SOUTH CAROLINA  
DATE: MARCH 13, 1997

COUNTY OF FLORENCE  
SCALE: 1" = 400'

# PLAT

OF A PARCEL OF LAND CONNECTING US 301 BUSINESS TO US 301 BYPASS SOUTH OF FLORENCE. THE PARCEL CONTAINS 4.636 ACRES.

SURVEYED FOR

## CITY OF FLORENCE

3-13-97 Robert F. Morgan  
SURVEYED BY ROBERT F. MORGAN  
RLS NO. 4184 PAMPLICO, S.C.

HYMAN, MORGAN, BROWN,  
JEFFORDS, RUSHTON & HATFIELD  
ATTORNEYS AT LAW

170 COURTHOUSE SQUARE  
FLORENCE, SOUTH CAROLINA  
29503

PETER D. HYMAN  
E. LEE MORGAN  
REGINALD C. BROWN, JR.  
EVANDER G. JEFFORDS  
JAMES C. RUSHTON III  
WILLIAM P. HATFIELD

J. ANDERSON BERLY, III

P. O. BOX 1770

TELEPHONE  
AREA CODE 803  
662-6321

July 30, 1984

The Reverend William T. Monroe  
The Florence Baptist Temple, Inc.  
2308 South Irby Street  
Florence, SC 29501

Re: Lloyd C. Whaley, Jr.  
Vs. The Florence Baptist Temple, et al  
Our File 3562

Dear Bill:

I am herewith enclosing to you the original deed from Lloyd C. Whaley, Jr. to The Florence Baptist Temple, Inc. of the four parcels of the Whaley properties.

I am also enclosing an updated bill for services rendered in connection with this case.

I am also returning to you herewith the appraisal made by Robert M. Christopher, MAI at the instance of Kenneth Eaton.

It was a pleasure being able to handle this matter for you and I appreciate your letting me do so. If at any time I can be of further assistance, please do not hesitate to call upon me.

With kindest regards, I am

Very truly yours,

  
E. LEE MORGAN

ELM:val

Enclosures

cc: Mr. Mark Thorne

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 Robert E. Jordan and Richard C. Jordan, their Heirs and Assigns forever.

And the said Florence Baptist Temple, Inc. does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said grantees, their Heirs and Assigns, against itself and its successors and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF Florence Baptist Temple, Inc. has caused

these presents to be executed in its name by Willie Caulder its Trustee

President, and by Tex Johnson and Danny Turner its Trustees

and its corporate seal to be hereto affixed this 17th day of April in the year of our Lord, one thousand nine hundred eighty-six, and in the two hundred ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in Presence of

Edna Morgan Witness
Rebecca Bailey Witness

FLORENCE BAPTIST TEMPLE, INC. (Seal)

By Willie Caulder WILLIE CAULDER, TRUSTEE President

Tex Johnson TEX JOHNSON, TRUSTEE Secretary or Treasurer

Danny Turner DANNY TURNER, TRUSTEE

Florence Baptist Temple, Inc.

in consideration of the sum of

XXXXXX Dollars

in the State aforesaid,  
One and No/100 (\$1.00) Dollars and exchange of property

to it in hand paid at and before the sealing of these presents, by grantees  
(the receipt whereof is hereby acknowledged)

in the State aforesaid,  
has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release,  
unto the said Robert E. Jordan and Richard C. Jordan, their heirs and

assigns forever, the following described property, to wit:

All that certain piece, parcel or tract of land lying, being and situate in the County of Florence, State of South Carolina, containing 2.092 acres, known and designated as Tract A on a plat made for Florence Baptist Temple by Lind, Hicks & Associates, Surveyors, dated and revised March 31, 1986 and recorded in the office of the Clerk of Court for Florence County in Plat Book 25 at Page 224, and being more fully described as follows: COMMENCING at an iron spike on the western margin of South Irby Street (U.S. Route 52 & 301) and running S 18° 50' 33" W for a distance of 250 feet to an iron and thence cornering and running N 86° 40' 00" W for a distance of 350 feet to an iron, and thence cornering and running N 17° 20' 16" E for a distance of 282.92 feet to an iron pin, and thence cornering and running S 81° 09' 17" E for a distance of 350 feet to the point of BEGINNING. Said tract is bounded on the East by said South Irby Street (U.S. Route 52 & 301); on the South by property of Thomas P. Gressette; and on the West and North by other property of the grantor.

This being a portion of the property heretofore conveyed by Lloyd C. Whaley, Jr., to Florence Baptist Temple, Inc. by Deed dated July 16, 1984 and recorded in the office of the Clerk of Court for Florence County in Deed Book A-215 at Page 1,018 on July 18, 1984. See also Judgment Roll No. 56,207 and Florence County Probate Roll No. 13,494.

Delivered & Forwarded to 41-22-86

*Danny Turner*  
DANNY TURNER, TRUSTEE

2-14-97

LAW OFFICES  
WILLCOX, MCLEOD, BUYCK & WILLIAMS  
PROFESSIONAL ASSOCIATION  
248 WEST EVANS STREET  
POST OFFICE BOX 1909  
FLORENCE, SOUTH CAROLINA 29503-1909

A.L. HARDEE (1893-1969)  
R.A. PALMER (1913-1974)  
W.L. O'FARRELL (1913-1979)  
HUGH L. WILLCOX (1905-1994)

JAMES C. MCLEOD, JR.  
MARK W. BUYCK, JR.  
HUGH L. WILLCOX, JR.  
WM. REYNOLDS WILLIAMS  
MARK W. BUYCK, III  
L. HUNTER LIMBAUGH \*  
E. LLOYD WILLCOX, II  
C. CRAIG YOUNG  
ROBERT T. KING †  
JOHN H. MUENCH ‡  
(Taxation Specialist)  
BRAD T. WILLBANKS

ESTABLISHED 1895

TELEPHONE 803/662-3258

Telecopier  
803/662-1342  
<http://www.WillcoxLaw.com>

\*ALSO LICENSED IN FL  
†ALSO LICENSED IN NC  
‡ALSO LICENSED IN GA & KY

January 17, 1997

MR CLAYTON B SIMMONS  
ADMINISTRATOR/TREASURER  
FLORENCE BAPTIST TEMPLE  
2308 S IRBY ST  
FLORENCE SC 29501

Dear Clayton:

We are enclosing the Deed from Dr. C. Edward Floyd and Kay B. Floyd to the Trustees of the Florence Baptist Temple, Inc. of a tract of land adjacent to the current church campus containing 5.277 acres. The Deed was recorded on December 18, 1996 and is of record in the office of the Clerk of Court for Florence County in Deed Book A-481 at Page 54.

We are happy to have been able to assist in this significant gift to the Florence Baptist Temple from Dr. and Mrs. Floyd.

With kind regards and best wishes for a great 1997,

Yours very truly,

  
Mark W. Buyck, Jr.

MWB/bls  
enclosure

CC:  
DR & MRS C EDWARD FLOYD  
427 WOODVALE DRIVE  
FLORENCE SC 29501

*FOR STREET CONSTRUCTION*

**FILED**

STATE OF SOUTH CAROLINA )  
COUNTY OF FLORENCE )

DEED OF GIFT **DEC 18 3 12 PM '96**

BERNICE B. PARKER  
CLERK & US  
FLORENCE COUNTY, SC

**KNOW ALL MEN BY THESE PRESENTS**, that **DR. C. EDWARD FLOYD and KAY B. FLOYD**, hereinafter called "Grantors", of the County of Florence in the State aforesaid, for and in consideration of a gift from the Grantors to the **TRUSTEES OF THE FLORENCE BAPTIST TEMPLE, INC.** their successors and assigns, 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 Grantees, their successors and assigns:

ALL of that certain parcel or strip of land containing 5.277 acres connecting US Hwy. 301 Business to US Hwy. 301 By-Pass south of Florence, and being more particularly described on that certain survey prepared for FLORENCE BAPTIST TEMPLE by Robert L. Morgan, Surveyor, dated December 11, 1996 and filed for record in the office of the Clerk of Court for Florence County in Plat Book 63 at page 61.

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 said premises belonging, or in anywise incident or appertaining.

**TO HAVE AND TO HOLD**, all and singular the premises before mentioned unto the said **TRUSTEES OF THE FLORENCE BAPTIST TEMPLE, INC.**, their successors or 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 successors and assigns, against themselves and their successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

THIS PROPERTY DESIGNATED AS  
MAP 00150 BLOCK 01 PARCEL 092  
ON FLORENCE COUNTY TAX MAPS  
SPLIT FROM 00150-01-089  
FLORENCE COUNTY TAX ASSESSOR

000054

WITNESS our hands and seals this 17<sup>th</sup> day of December  
in the year of our Lord One Thousand Nine Hundred and Ninety-Six in  
the Two Hundred and Twenty First year of Sovereignty and  
Independence of the United States of America.

Signed, Sealed and Delivered  
in Presence of:

Mark W. Bunch  
Sonnie L. Stuber

Dr. C. Edward Floyd, III  
DR. C. EDWARD FLOYD  
Kay B. Floyd  
KAY B. FLOYD

STATE OF SOUTH CAROLINA )  
                                          )  
COUNTY OF FLORENCE         )

PERSONALLY appeared before me the undersigned witness, who,  
being duly sworn, says that (s)he saw the within named GRANTORS  
sign, seal and deliver the within Deed; and that (s)he with the  
other witness whose signature appears above witnessed the execution  
thereof.

Mark W. Bunch  
Witness

SWORN to before me this 17<sup>th</sup>  
of December, 1996.

Sonnie L. Stuber  
Notary Public for South Carolina  
My Commission expires: 2-22-2006

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF FLORENCE )

AFFIDAVIT

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

1. Property located at US Hwy. 301, bearing Florence County Tax Map Number 150-01-089, was transferred by Dr. C. Edward Floyd and Kay B. Floyd to Florence Baptist Temple, Inc. on Dec 18,  
1996.

The transaction was:

The above transaction is exempt from the recording fee as set forth in S.C. CODE ANN. Section 12-24-10 et.seq. because the deed is to a non-profit corporation organized exclusively for religious and educational purposes and no cost is paid for this transfer.

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: the Administrator and Treasurer of the purchaser, Florence Baptist Temple, Inc..

I further 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.

FLORENCE BAPTIST TEMPLE, INC.

Clayton B. Simmons  
by: CLAYTON B. SIMMONS  
ADMINISTRATOR AND TREASURER

SWORN to before me this 18<sup>th</sup>  
day of December, 1996.

Mark W. Burplet  
Notary Public for South Carolina  
My commission expires: 3-21-00

State of South Carolina, )  
                                  )  
COUNTY OF FLORENCE      )

EASEMENT

FILED  
JAMES C. GREGG  
C.C.C.P. & G.G.S.  
FLORENCE COUNTY, S.C.  
DEC 18 4 29 PM '78  
FILED  
JAMES C. GREGG  
C.C.C.P. & G.G.S.  
FLORENCE COUNTY, S.C.

**Know All Men by These Presents,** That

THE STATE OF SOUTH CAROLINA

in the State aforesaid, for and in consideration of the  
sum of one (\$1.00) Dollar and the mutual exchange of easements  
to it paid by Florence Baptist Temple  
in the State aforesaid, 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

Florence Baptist Temple, its successors and assigns, an easement for ingress and egress, over the following described property:

That certain piece, parcel, or lot of land owned by the State of South Carolina and shown on a plat by Lind Surveying Company, Inc., dated August 31, 1978, which is to be recorded herewith and reference thereto is made, being more specifically described as follows:

Beginning at a point on U. S. Route 52 and 301 and running S81° 43' E for a distance of one thousand three hundred six and fifty-three hundredths (1,306.63') feet to an iron; then turning and running

S21° 13' E for a distance of twenty-eight and seventy-two hundredths (28.72') feet; then turning and running

N81° 43' W for a distance of one thousand three hundred twenty-five and eighty-one hundredths (1,325.81') feet; then turning and running

N19° 54' E for a distance of twenty-five and fifty-two hundredths (25.52') feet, to the point of beginning.

The said property herein conveyed is subject to any easements, rights-of-way, agreements and other matters of record.

The property herein conveyed is a portion of the same property conveyed to the State of South Carolina by the State Division of Youth Services on September 14, 1977, and said deed recorded in the Florence Clerk of Court's Office in Deed Book A-157 at Page 307.

All distances being more or less.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, for the purpose of ingress and egress

To HAVE AND TO HOLD all and singular the premises before mentioned unto the said

Florence Baptist Temple, its successors and assigns, an easement for the purpose of ingress and egress, forever.

~~HEREBY ASSIGNS FOREVER~~

And the State does ~~not~~ hereby bind itself, its successors and assigns

~~HEREBY~~

~~TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE SAID PREMISES UNTO THE SAID~~

Florence Baptist Temple, its successors and assigns

~~HEREBY ASSIGNS~~ against itself and its successors and assigns

~~HEREBY~~ against every

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

WITNESS its Hand and Seal this 31st day of October

in the year of our Lord one thousand nine hundred and seventy-eight

and in the ~~two hundred and second~~ year of the Sovereignty

and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

William A. McInnis

Donna K. Clark

*James B. Edwards* (Seal)  
Governor

*Earl Morris* (Seal)  
State Treasurer

*Earl Morris* (SEAL)  
Comptroller General

*Rembert Dennis* (SEAL)  
Chm., Senate Finance Committee

*Tom Mangum* (Seal)  
Chm., House Ways and Means Committee

STATE OF SOUTH CAROLINA, }  
FLORENCE RICHLAND COUNTY. }

PERSONALLY appeared before me

William A. McInnis

and made oath that he saw the within-named members of the State Budget and Control Board James Edwards, Governor; Grady Patterson, Earl Morris, Sen. Rembert Dennis and Rep. Tom Mangum sign, seal and, as their act and deed, deliver the within-written Deed for the uses and purposes therein men-

tioned and that he, with Donna K. Clark witnessed the execution thereof.

SWORN to before me this 2nd day of November, 1978  
*A. S. Hutto* (L. S.)  
Notary Public of S. C.

*William A. McInnis*

STATE OF SOUTH CAROLINA, }  
COUNTY. }

RENUNCIATION OF DOWER

NOT NECESSARY

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 forever relinquish unto the within-named