

THE STATE OF SOUTH CAROLINA

RECORDED

YORK COUNTY

TAX ASSESSOR'S OFFICE

DATE

12-30-03

TAX MAP NO.

328-?

INITIALS

AC / JN

THE COUNTY OF YORK

000166289
RECORDED 12/30/2003 08:17:32AM
Bk:05956 Pg:00063 Pages:4
Fee:10.00 State:0.00
County:0.00 Exempt:
David Title Not Checked of Court
York County, SC

John Martin Foster

57 East Main Street

Post Office Box 106

Rock Hill, SC 29731-6106

803 324-8100

40-3-1-?
40-3-1-?
40-5-1-?

WHEREAS, Louise Kirkpatrick Aycock died testate on September 9, 2001 seized and possessed of certain real property consisting of 215.817 acres, more or less, located in Bethesda Township and partly within the municipal limits of the Town of McConnells, County and State aforesaid, (which real property is more fully referenced below), and leaving as her heirs under her Last Will and Testament her children, Patricia A. Hargett, Agnes A. Love, and John M. Aycock, Jr., and

WHEREAS, Patricia A. Hargett died testate on October 6, 2003, leaving as her sole heir and Personal Representative her husband William B. Hargett; and

WHEREAS, William B. Hargett has disclaimed or renounced his interest in that certain real property below, as evidenced by his written statement to that effect filed or to be filed with the Probate Court for York County, South Carolina in connection with the Supplemental Estate of Patricia A. Hargett; and

WHEREAS, pursuant to the provisions of Item Four (c) of the Last Will and Testament of Patricia A. Hargett, such disclaimer or renunciation has resulted in the reversion of any interest in the subject real estate to the Trustee of that Family Trust created by Item Three of the Last Will and Testament of William B. Hargett dated January 3, 1997; and

WHEREAS, the said Hargett Family Trust, Agnes A. Love, and John M. Aycock, Jr. are desirous of a division and partitioning of their undivided interest in the certain real property referenced below in order to fulfill their contemporaneous written Agreement for Division and Settlement of Estate, and

WHEREAS, the said Hargett Family Trust, Agnes A. Love, and John M. Aycock, Jr. are satisfied:

that this division of the said real property, of which this deed forms one (1) part, has been accomplished fairly,

that the said division allows the Hargett Family Trust, Agnes A. Love, and John M. Aycock, Jr. a portion, tract and/or interest as roughly equal as possible to each or the true interest of each, and

that the portions or tracts of the Hargett Family Trust, Agnes A. Love, and John M. Aycock, Jr. which have been, or shall be, divided from the said real property of the Estate are as roughly equal as possible in value to the value of their true interest.

KNOW ALL MEN BY THESE PRESENTS, That

The Hargett Family Trust, by the Trustee thereof of Fulton County, State of Georgia,

and

John M. Aycock, Jr., of the state and county aforesaid, hereafter also known as

Grantors

YORK COUNTY

TAX ASSESSOR'S OFFICE

DATE 6-3-04

TAX MAP NO. 328-1

INITIALS AC / JN

40-3-1-5

40-3-1-14

BK 06307 PG 213

Re-recorded
JMA

Hargett Family Trust
WB Hargett, Trustee

000188139
RECORDED 06/03/2004 11:45:34AM
Bk:06307 Pg:00213 Pages:4
Fee:10.00 State:0.00
County:0.00 Exempt:
David Hamilton, Clerk of Court
York County, SC

In consideration of **Five and no/100 (\$ 5.00) Dollars, love and affection, the execution of the said Agreement for Division and Settlement of Estate, and the execution of mutual cross-deeds herein, to Grantors in hand paid by:**

Agnes A. Love

hereafter also known as **Grantee**, and having an address of **390 Love Street, McConnells, South Carolina 29726**, 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

Grantee, her heirs and assigns, forever, all of their undivided right, title and interest in that certain real property more particularly described below:

All that certain piece, parcel, lot or tract of land, together with any and all improvements thereon, lying, being and situate in Bethesda Township, County of York, State of South Carolina, known and described as:

Tract A1, consisting of 67.138 acres, more or less, of which 50.891 acres, more or less, are located East of that 66 foot right-of way for and known as Love Road, S46-82. and of which 16.247 acres, more or less, are located West of the said Love Street, as:

Tract A2, consisting of 3.007 acres, more or less, and as:

Tract A3, consisting of 5.132 acres, more or less,

all as shown and set forth on that certain Plat entitled "Plat of Survey for LOUISE K. AYCOCK ESTATE", prepared by Joe H. Baird, S.C. Reg. NO. 6488, dated ~~26 March 2002~~ ^{5 June 2003}, and recorded ~~October 4, 2002~~ ²⁰⁰³ in Plat Book C-~~188~~ at Page 3, to which Plat reference is made for a more particular description of the real property conveyed and which Plat is incorporated herein by this reference;

all recording references herein being to the Office of the Clerk of Court for York County, South Carolina.

DERIVATION: Being a portion of the identical real property deeded to the Grantor and Grantees herein by the Deed of Distribution from the Estate of Louise K. Aycock, Case Number 2001-ES-46-00698, by John M. Aycock, Jr., Personal Representative, dated August 9, 2002 and recorded October 4, 2002 in Record Book 4684 at Page 13, in the Office of the Clerk of Court for York County, South Carolina.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to said premises belonging or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **Grantee**, her heirs and assigns, forever.

And **Grantors** do hereby bind themselves and their heirs, executors, administrators, and personal representatives,

to warrant and defend all and singular the said premises unto the said **Grantee**, his successors and assigns, against themselves and their heirs, executors, administrators, and personal representatives, and

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

JMB BK 06307 PG 214

*Hangst Family Trust
WB Hangst, Trustee*

WITNESS my hand and seal this ¹³⁴27 day of December in the year of our Lord **2003** (**Two-Thousand Three**) and in the Two Hundred and Twenty-Seventh year of the Independence of the United States of America.

The Hargett Family Trust

By: William B. Hargett [L.S.]
William B. Hargett, Trustee

Signed, sealed and delivered
in the presence of:

Matthew Seento
First Witness

[Signature]
Second Witness

STATE OF SOUTH CAROLINA |

COUNTY OF YORK |

PROBATE

PERSONALLY APPEARED before me the First Witness whose name is signed above and made oath that (s)he saw the within named **The Hargett Family Trust, by its duly appointed Trustee**, as **Grantor**, sign, seal, and as its act and deed, deliver the within written Deed for the purposes therein mentioned; and that (s)he, with the Second Witness whose name is signed above, was present and witnessed the execution thereof.

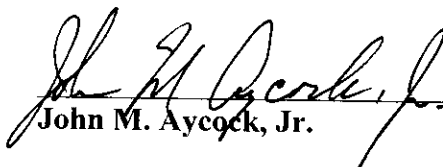
Matthew Seento
First (Deposing) Witness

SWORN TO and subscribed before me
this 27 day of December, 2003.

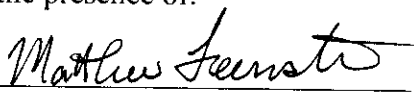
[Signature]
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission expires: 4/17/2009

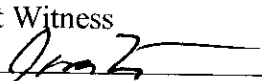
OK 06307 PG0215

WITNESS my hand and seal this ^{JMS}27 day of December in the year of our Lord **2003** (**Two-Thousand Three**) and in the Two Hundred and Twenty-Seventh year of the Independence of the United States of America.

 [L.S.]
John M. Aycock, Jr.

Signed, sealed and delivered
in the presence of:


First Witness


Second Witness


STATE OF SOUTH CAROLINA |
COUNTY OF YORK |

PROBATE

PERSONALLY APPEARED before me the First Witness whose name is signed above and made oath that (s)he saw the within named **John M. Aycock, Jr.**, as **Grantor**, sign, seal, and as his act and deed, deliver the within written Deed for the purposes therein mentioned; and that (s)he, with the Second Witness whose name is signed above, was present and witnessed the execution thereof.


First (Deposing) Witness

SWORN TO and subscribed before me
this 27 day of December, 2003.


NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission expires: 1/17/2005

BK 06307 PG 0216