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AFTER RECORDING, MAIL TO:
Robinson, Bradshaw & Hinson, P.A.
Post Office Drawer 12070
Rock Hill, SC 29731
Attn: Carroll M. Pitts, Jr.

000287868
RECORDED 04/13/2006 11:30:17AM
Bk:07947 Pg:00179 Pages:4
Fee:10.00 State:325.00
County:137.50 Exempt:
David Hamilton, Clerk of Court
York County, SC

ROBINSON, BRADSHAW & HINSON, P.A.
Attorneys at Law
140 East Main Street, Suite 420
Rock Hill, South Carolina 29730

THE STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF YORK

KNOW ALL MEN BY THESE PRESENTS, That I, Chanchal Rani Aggarwal, in consideration of the sum of One Dollar and other valuable consideration, to it in hand paid at and before the sealing of these presents by **Rakesh Kumar Gupta**, 10613 Tavernay Parkway, Charlotte, NC 28262 (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said **Rakesh Kumar Gupta**, his heirs and assigns, the following described property, to wit:

All that certain piece, parcel or lot of land, together with the improvements thereon, situated in the City of Rock Hill, in the County of York and State of South Carolina, on the southeast corner of Oakland Avenue and North Cherry Road), and being more particularly shown and described on a plat entitled "Survey for Mid-State Petroleum, Inc. for Rock Hill Sun Mart" made by Robert F. Akers, Jr., dated January 21, 1993, as follows: BEGINNING at a Nail in concrete at the intersection of eastern edge of right of way for Oakland Avenue and southern edge of right of way for North Cherry Road and running thence with the southern edge of right of way of North Cherry Road N. 66-22-29 E. 190.34 feet to RR Spike on the western edge of 20' alley; thence with the western edge of said alley, S. 23-43-02 E. 92.82 feet to R.R. Spike Old; thence running S. 66-19-11 W. 189.93 feet to an iron in concrete located on the eastern edge of right of way for Oakland Avenue; thence running with the eastern edge of right of way for Oakland Avenue N. 23-58-27 W. 93.00 feet to the beginning point. This is the same property conveyed by John T. Roddey, as Executor and Trustee of the Last Will and Testament of Marguerite Elaine Wylie, to Wilkerson Oil Co., Inc. by Deed recorded January 6, 1964, in Deed Book 320 at Page 127. Wilkerson Oil Co., Inc. was subsequently merged into Mid-State Oil Company; a copy of the Articles of Merger was recorded December 23, 1980, in Deed Book 624 at Page 739.

TMS# 629-01-06-001

DERIVATION: Deed from Mid-State Oil Company to Mid-State Petroleum, Inc. recorded May 4, 1993, in Record Book 700 at Page 27 and Deed from Mid-State Petroleum, Inc. to Rakesh Kumar Gupta and Chanchal Rani Aggarwal dated May 9, 2001, and recorded in Record Book 3615 at Page 263.

RECORDED
YORK COUNTY
TAX ASSESSOR'S OFFICE

DATE 4-13-06
TAX MAP NO. 629-1-6-1
INITIALS TS / dn

R-91703v1

BK 07947 PG 0179

The within described property is conveyed subject to restrictions, of record in the chain of title and to easements and rights of way of record or apparent upon a reasonable inspection of the premises.

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 **Rakesh Kumar Gupta**, his heirs and assigns forever.

And I do hereby bind myself and my heirs to warrant and forever defend all and singular the said premises unto the said **Rakesh Kumar Gupta**, his heirs and assigns against myself and my heirs and against every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness my hand and seal this 4 day of April and in the year of our Lord two thousand six (2006) and in the two hundred and thirtieth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Jessie Barber-Jumps
Rosa T. Davis

Chanchal Aggarwal (SEAL)
Chanchal Rani Aggarwal

THE STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

The foregoing instrument was acknowledged before me this 4 day of April 2006 by Chanchal Rani Aggarwal.

Yvonne Z. Davis (SEAL)
Notary Public for South Carolina
My Commission Expires: 2-5-2010

[NOTARIAL SEAL]

R-91703v1

BK 07947 PG 0180

STATE OF SOUTH CAROLINA)
COUNTY OF YORK) 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 on Oakland Avenue, Rock Hill, SC bearing York County Tax Map Number 629-01-06-001 was transferred by Chanchal Rani Aggarwal to Rakesh Kumar Gupta on April 4, 2006
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.)
4. Check one of the following if either item 3(a) or 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 money's worth in the amount of \$225,000.00
 - (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 X or No _____ to the following: A lien or encumbrances 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: \$100,000.00
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here \$225,000.00
 - (b) Place the amount listed in item 5 above here 100,000.00 -0-

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(If no amount is listed, place zero here)

(c) Subtract Line 6(b) from Line 6(a) and place result here: 125,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and deed recording fee due is: \$462.50

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

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 for not more than one year, or both.



Responsible Person Connected with the Transaction

Sworn to before me this 4th
day of April, 2006

Carroll M. Pitts, Jr.
Print or Type Name Here

Carroll M. Pitts, Jr.
Notary Public for S.C.
My Commission Expires: 4/5/2010