

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

FORECLOSURE
MASTER IN EQUITY DEED

TO ALL WHOM THESE PRESENTS SHALL COME OR BE MADE KNOWN:

Or whom the same may in anywise concern, Joseph M. Strickland, Master in Equity for the County and State aforesaid SEND GREETING:

WHEREAS, South State Bank, on or about April 30, 2018, did exhibit its complaint in the Court of Common Pleas in the County and State aforesaid, Case No. 2018-CP-40-02365, against Henry J. Toland; Jacquelyn L. Toland, et al.

And the Cause, being at issue before Joseph M. Strickland, Master in Equity, came to be heard on October 30, 2018, when the said Joseph M. Strickland, after a full hearing thereof, and mature deliberation in the Premises, Did Order, Adjudge and Decree that the premises hereinafter mentioned and described should be sold at public auction on the terms and for the purposes mentioned in said Decretal Order, as by reference thereto, on file in the said Court will appear; and after having duly advertised the said premises for sale by Public outcry, on December 3, 2018, which sale, according to statute, was made final on January 2, 2019. I, Joseph M. Strickland, the said Master in Equity did then, openly and publicly, and according to the custom of auction, sell and dispose of the said premises below described, unto South State Bank for \$45,000.00 being, at that price, the highest bidder for the same.

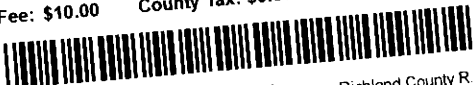
NOW, KNOW ALL MEN, That I, Joseph M. Strickland, the said Master in Equity in consideration of the premises, and also in consideration of the sum of \$45,000.00 paid me by the below-named Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents, do grant, bargain, sell and release unto the below named Grantee, its successors and assigns:

South State Bank
700 Gervais Street, Ste. 400
Columbia, SC 29201

All that certain piece, parcel, or lot of land, together with improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, being shown and designated as Lot 111 on a Bonded Plat of Lake Carolina Subdivision, Peninsula, Phase 5B, prepared by U. S. Group, Inc., dated July 2, 2004, revised July 27, 2004, and recorded in the office of the Register of Deeds for Richland County in Record Book 961 at page 3921. Reference to said plat is made for a more complete and accurate description. Be all measurements a little more or less.

This being the same property conveyed to Henry J. Toland and Jacquelyn L. Toland by deed of Lake Carolina Development, Inc. dated December 30, 2005 and recorded in the Office of the RMC for Richland County on January 5, 2006 in Book 1139 at page 1654.

TMS#: 23205-12-11 (new for 2005)

Book 2370-3060
 2019009321 02/08/2019 13:57:00:123
 Fee: \$10.00 County Tax: \$0.00
 Master's Deed-Foreclosure
 State Tax: \$0.00

 2019009321 John T. Hopkins II Richland County R.O.D.

Property Address: 41 Clipper Way, Columbia, SC 29229

TOGETHER with all and singular the rights, members, hereditaments and appurtenances whatsoever, to the said premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, possession, property, benefit, claim and demand whatsoever, both at law and in equity, of the said and of all the parties to the said suit and of all other persons rightfully claiming or to claim the same, of any part thereof, by, from or under them, or either of them.

Subject to assessments, taxes, easements, conditions and restrictions of record and otherwise affecting the property.

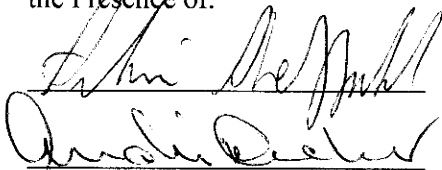
TO HAVE AND TO HOLD, the said premises with its hereditaments, privileges and appurtenances unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, I, the said James B. Jackson, Jr. under and by virtue of the said Decree, have hereunto set my Hand and Seal at Columbia, South Carolina this 22nd day of January, 2019.



Joseph M. Strickland
Master in Equity for Richland County

Sealed and Delivered in
the Presence of:




STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

ACKNOWLEDGMENT
S.C. Code §30-5-30

I, Andria Dreher, a Notary Public for the State of South Carolina, do hereby certify that Joseph M. Strickland, Master in Equity for Richland County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness our hands and seals on this 22nd day of January, 2019.

 (SEAL)
Notary Public for South Carolina
My commission expires: 9/16/2028

Index by: Joseph M. Strickland, Master in Equity for Richland County

Titleholders at filing of Lis Pendens: Henry J. Toland and Jacquelyn L. Toland

Prepared by:

Harriet P. Wallace, Esquire
Turner Padgett Graham & Laney, P.A.
200 East Broad Street, Suite 250
Greenville, SC 29601

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 **41 Clipper Way, Columbia, SC 29229** bearing County Tax Map Number **23205-12-11** was transferred by **Richland County Master-in-Equity, Joseph M. Strickland to South State Bank on January 22, 2019.**
- 3. Check one of the following: The deed is
 - (a) _____ 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): #13 Foreclosure.
 (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) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (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 _____.

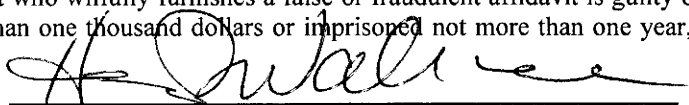
5. Check Yes ___ or No ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____

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

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

9. 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

Harriet P. Wallace, Attorney for Grantee
Print or Type Name Here

SWORN to and subscribed before me this
5th day of FEBRUARY 2019.
Notary Public for South Carolina
My Commission Expires: April 18, 2024
Notary (L.S.): Karen Ellis
Notary (printed name): Karen Ellis