

GRANTEE'S ADDRESS:

1803 Cherokee Ave.
Gaffney, SC 29341

202300004608 EXEMPT
Filed for Record in
CHEROKEE COUNTY, SC
CHRISTOPHER S PARKER
08-14-2023 At 01:22 PM.
DEED 15.00
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STATE OF SOUTH CAROLINA)
)
COUNTY OF CHEROKEE)

TITLE DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that **Phillip R. Eggers (hereinafter "Grantor")**, in the State aforesaid, for and in consideration of the sum of **Five and 00/100 Dollars (\$5.00)** to Grantor in hand paid at and before the sealing of these presents by

Philip R. Eggers and Deborah Lynn Thomas
Address: 1803 Cherokee Ave.
Gaffney, SC 2934

(the receipt of which is hereby acknowledged), has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the said:

Philip R. Eggers and Deborah Lynn Thomas, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever:

All that certain parcel or lot of land lying, being and situate in Cherokee County, South Carolina, located at the corner of 11th Street and Cherokee Avenue, and running N. 12-30 W. 163 feet to point; thence S. 81-00 E. approximately 127 feet; thence turning and running S. 11-45 E. approximately 175 feet to point; thence with Cherokee Avenue N. 03-30 W. approximately 145 feet to the point of beginning.

This property was conveyed to Marc D. Eggers and Philip R. Eggers by Howard D. Eggers and Eloise G. Eggers by deed dated March 3, 2010 and recorded in the Register of Deeds Office for Cherokee County, S.C. in 34, at Page 1161. Marc D. Eggers conveyed his undivided interest to Philip R. Eggers by deed dated November 5, 2014 and recorded in the Register of Deeds Office for Cherokee County, South Carolina in Deed Book 72, at Page 1929.

Tax Map #: 099-14-00-009.002

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the said, **Philip R. Eggers and Deborah Lynn Thomas**, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever.

STATE OF SOUTH CAROLINA)

COUNTY OF CHEROKEE) AFFIDAVIT FOR EXEMPT TRANSFERS

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

- 1. I have read the information on the back of this affidavit and I understand such information.
- 2. The property being transferred is located at 1803 Cherokee Ave, Gaffney, SC
099-14-00-009.002, bearing Cherokee County Tax Map Number
099-14-00-009.002, was transferred by Philip K. Eggers
to Philip K. Eggers and Deborah Lynn Thomas
on August 14, 2023

3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

no consideration paid - gift

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

Grantor

5. 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

Philip K. Eggers 
Print or Type Name Here

SWORN to before me this 14th day of August 2023

Sarah H. Sider
Notary Public for SC

My Commission Expires: 2-10-31