

Suzette C. Murphy
Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

Tax Map:
01560 0L 005 00

PREPARED BY TRIMNAL & MYERS, LLC

LANCASTER COUNTY, SC	
2024008886	DEED
RECORDING FEES	\$15.00
STATE TAX	\$585.00
COUNTY TAX	\$247.50
PRESENTED & RECORDED	
07-26-2024	01:16:57 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1814 PG:306-308	

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Jessica Seegars Hancock, Sarah Elizabeth Seegars and Laura Nell Seegars**, (hereinafter whether singular or plural referred to as the "Grantor"), in the State aforesaid, for and in consideration of TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$225,000.00) Dollars have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **Jerrod Eibel and Laurin Eibel** AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR THEREOF, THEIR RESPECTIVE HEIRS AND ASSIGNS:

ALL that certain piece, parcel or lot of land, lying, being and situate in the Town of Kershaw, formerly Kershaw County, now Lancaster County, State of South Carolina, bounded as follows, to wit: NORTH, NORTHEAST by a Street; SOUTHEAST by property now or formerly of Newman; and, WEST by an Alley, being shown on Plat of Survey made by Paul Clark, Surveyor, dated December 1, 1951, recorded in Plat Book 15, at Page 82 in the Office of the Register of Deeds for Kershaw County, SC.

This property was conveyed to Jessica Seegars Hancock, Sarah Elizabeth Seegars, and Laura Nell Seegars by deed record May 2, 2024 in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 1784, at Page 117.

TMS# 01560-0L-005.00

Grantees address: 108 Longleaf Street, Kershaw SC 29067

This conveyance is subject to all easements, conditions, and restrictions of record.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any wise incident or appertaining thereto.

TO HAVE AND TO HOLD all and singular the Premises unto **Jerrod Eibel and Laurin Eibel**, as joint tenants with rights of survivorship and not as tenants in common, and upon the death of either of them, to the survivor thereof, their respective heirs and assigns:

And the Grantor(s) does hereby bind his or her successors, and assigns, and other lawful representatives, to warrant and forever defend all and singular the Premises unto the Grantee(s) and the Grantee(s) heirs, successors and assigns, against the Grantor(s) and against the Grantor(s) successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 26th day of July, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Lindsay Belk
(WITNESS #1)

Jessica S. Hancock (SEAL)
Jessica Seegars Hancock

~~_____~~
(WITNESS #2)

Sarah E. Seegars (SEAL)
Sarah Elizabeth Seegars

Laura N Seegars (SEAL)
Laura Nell Seegars

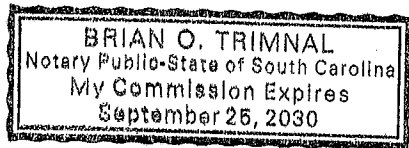
STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ACKNOWLEDGEMENT

Before me Brian Trimnal, Notary Public, personally appeared Jessica Seegars Hancock, Sarah Elizabeth Seegars, and Laura Neal Seegars and acknowledged the execution of the foregoing document.

Witness my hand and seal this 26th day of July, 2024.

Brian O. Trimnal
Notary Public for SC
My Commission Expires: Sept 25 2030



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 108 Longleaf Street bearing Lancaster County Tax Map Number 0156O-0L-005.00 transferred by Jessica Seegars Hancock, Sarah Elizabeth Seegars, and Laura Nell Seegars to Jerrod Eibel and Laurin Eibel on July 26, 2024.
3. Check one of the following: The deed is
 - (a) XXX 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 item 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
 - (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. 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: \$225,000.00
 - (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: \$225,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$832.50

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

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.

Sarah E. Seegars Print
name: Sarah E Seegars

SWORN to before me this 26
day of July 2024.

Notary Public for SC

My Commission Expires: Sept 25 2030

