

FELICIA SIMON  
FLORENCE COUNTY  
REGISTER OF DEEDS

180 N. Irby St ~ Florence, SC 29501 (843) 665-3032

\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*



Instrument #:	2025012389		
Receipt Number:	23143	Return To:	GREGORY THOMPSON
Recorded As:	DEED		3104 W OLD CAMDEN RD
Recorded On:	September 18, 2025		HARTSVILLE, SC, 29550
Recorded At:	09:18 AM	Received From:	GREGORY THOMPSON
		Parties:	
Book/Page:	DMA 1177: 1067 - 1070	Direct-	
Total Pages:	4	Indirect-	

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee:	\$15.00
Consideration:	\$70,000.00
County Tax:	\$77.00
State Tax:	\$182.00
Tax Charge:	\$259.00



ABBOTT, MCKISSICK & HOPEWELL, LLC  
Post Office Box 148  
Florence, SC 29503

2025 SEP 18

**FILED**  
TITLE NOT EXAMINED  
By: Abbott, McKissick & Hopewell, LLC

FELICIA SIMON  
REGISTER OF DEEDS  
FLORENCE COUNTY, SC

STATE OF SOUTH CAROLINA )

COUNTY OF FLORENCE )

DEED TO REAL ESTATE

*KNOW ALL MEN BY THESE PRESENTS*, that I, **James R. Rinehart**, hereinafter Grantor, now or formerly of the County of Florence, for and in consideration of Seventy Thousand and no/100 (\$70,000.00) Dollars, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **Mae Etta Thompson**, her heirs and assigns, all of my rights and interests in the following property:

All that certain lot of land, with improvements thereon, situate in the City and County of Florence, State of South Carolina, measuring sixty (60) feet from on King Avenue, and being in depth one hundred and fifty (150) feet, the said lot being bounded as follows: On the North by lot now or formerly of Mrs. Harriett T. Zeigler; on the East by lot now or formerly of J. P. Griffin; on the South by King Avenue and on the West by lot now or formerly of Miss Jewell Wells.

For derivation of title, see Deed from Brock A. Oates nee Margaret Brock Arrants to James R. Rinehart dated May 14, 1993 and recorded in the office of the Florence County Clerk of Court on May 14, 1993 in Book A-388 at Page 1232.

TMS #90061-14-008

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, the said premises before mentioned unto the said Grantee, for and during her natural life, her heirs and assigns, forever.

And, the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs and assigns against the Grantor and the Grantor's heirs and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Send tax bill to  
803 King Ave  
Florence SC 2

1


DMA BK 1177 PG 1068

\$ STATE FEE \$182.00  
COUNTY FEE \$77.00

WITNESS my hand and seal this 7 day of April, 2025.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

Chris M. R. Bradley  
Andrew Lee

  
James R. Rinehart

STATE OF SOUTH CAROLINA )  
COUNTY OF Charleston )  
~~FLORENCE~~ )

## PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Grantor sign, seal and as the Grantor's act and deed deliver the within deed and that deponent, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7 day of April, 2025.

Chris M. R. Bradley

SWORN to before me this 7 day of April, 2025.

NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: 3/4/2034

PROPERTY DESIGNATED AS: 90061-14-008

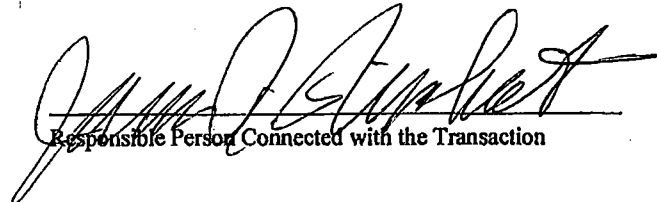
SPLIT FROM: \_\_\_\_\_  
BY FLORENCE COUNTY ASSESSOR'S OFFICE: mf

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 803 King Avenue, Florence, SC 29501 bearing Florence County Tax Map Number 90061-14-008, was transferred by a deed to Mac Etta Thompson on April \_\_\_\_, 2025.
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.)  
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 \$70,000.00.
  - (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 \_\_\_\_\_ or No X 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: \$274.00
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 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 not more than one year, or both.

SWORN to and subscribed before me this 7 day of  
April, 2025.

Notary Public for South Carolina  
My Commission Expires: 3/4/2034  
Notary (L.S.): Andrew E Cope  
Notary (printed name): Andrew E Cope

  
Responsible Person Connected with the Transaction

James R. Rinehart  
Print or Type Name Here