

This document prepared by (and after recording)
return to):)
 Name:)
 Firm/Company:)
 Address:)
 Address 2:)
 City, State, Zip:)
 Phone:)
)
)
)

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LIFE ESTATE DEED
 (Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, _____, an individual, married unmarried, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and release, and by these presents do grant, bargain, sell and release unto _____, married unmarried, hereinafter "Grantee", a life estate interest, measured by the term of Grantee's natural life, in the following lands and property, together with all improvements located thereon, lying in the County of _____, State of South Carolina, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Register of Deeds for _____ County, South Carolina.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; and that Grantor has a good right to sell and convey the above interest as aforesaid.

Taxes for tax year _____ shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or paid by Grantee, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this the ____ day of _____, 20____.

Signed, Sealed and Delivered
in the presence of:

Grantor
{Type Name}

Witness

Witness

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date) by
_____ (name of person acknowledged).

Notary Public

Print Name: _____

My commission expires:

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE

STATE OF SOUTH CAROLINA : Date of Transfer of Title
: :
COUNTY OF _____ : (Closing Date) _____, 20

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 is being transferred BY _____ TO _____ on _____.
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 stockholder, partner, or owner of the entity or is a transfer to a trust or as distribution to a trust beneficiary.
 - (c) Exempt, or partially exempt, from the recording fees because (exemption # _____)
(Explanation, if required) _____
(IF EXEMPT, PLEASE SKIP ITEMS 4-6 AND GO TO ITEM 7 OF THIS AFFIDAVIT)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (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. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$ _____.
6. The DEED Recording Fee is computed as follows:
 - (a) _____ The amount listed in item 4 above
 - (b) _____ The amount listed in item 5 (no amount place zero)
 - (c) _____ Subtract Line 6(b) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: _____
8. I understand that a person required to furnish this Affidavit who willfully furnished 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.

Grantor, Grantee or Legal Representative
(Connected with this transaction)

Sworn to before me this _____
day of _____, 20_____

(Print or Type Name Here)

Notary Public for _____
My commission expires _____