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November 11, 2015

TO: United Country
Attn: Mike Fisher

RE: Preliminary Title Opinion

Current Owner: Mildred W. Boozer

Property: 1688 SC Highway 121, Silverstreet, SC 29145
TMS# 196-4

Dear Mr. Fisher:

This is to certify that I have examined the public records of the above-captioned county, back forty years with respect to the title on the property cited above.

Based on the above mentioned examination, I am of the opinion that the record marketable fee simple title to said real estate is as of the date of this report, vested in Mildred W. Boozer.

The property is subject to the following:

1. Taxes for the year 2016 are not yet due and payable and all subsequent years. 2015 property taxes in the amount of \$382.28 were paid on November 9, 2015.
2. Unfiled mechanics and/or materialmen's liens if the statutory period for filing has not expired.
3. Unrecorded liens from any municipale authority, public utility, public service district, or Homeowners Association.
4. All laws, ordinances, and governmental regulation, including building and zoning regulations, which affect the property.

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5. Rights of any persons in possession other than the owner.
6. Federal or State, actions or claims, which affect the property, but are not filed in County records.
7. Facts which would be revealed by a comprehensive survey of the premises.
8. Rights of the public and others entitled thereto in and to the use of the premises lying within the rights of way and bounds of SC Highway 121.

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BY: 
Henry P. Bufkin, Attorney