

559,375 + 33,375 = 592,750

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  
**SETTLEMENT STATEMENT**

B. TYPE OF LOAN  
 1.  FHA 2.  FmHA 3.  CONV. UNINS. 4.  VA 5.  CONV. INS.  
 6. FILE NUMBER 16070.18 PARCEL 2 7. LOAN NUMBER  
 8. MORTGAGE INS CASE NUMBER

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.  
 1.0 3/98 (16070.18 PARCEL 2.PFD/16070.18 PARCEL 2/57)

D. NAME AND ADDRESS OF BUYER  
 School District Five of Lexington & Richland Counties  
 1020 Dutch Fork Rd.  
 Ballentine, SC 29002

E. NAME AND ADDRESS OF SELLER  
 Brenda Graham Crooks  
 759 Hughey Ferry Road  
 Pomaria, SC 29126  
*Asset # 14516*

F. NAME AND ADDRESS OF LENDER  
*Parcel B+C = 559,375.00*

G. PROPERTY LOCATION  
 Parcel C, containing 22.305 acres, & Parcel B, containing 0.310 acre, more or less  
 Derrick Pond Road  
 Richland County, South Carolina  
*NewElem*

H. SETTLEMENT AGENT 57-0659782  
 The Davis Law Firm  
 PLACE OF SETTLEMENT  
 140 East Main Street  
 Lexington, SC 29072

I. SETTLEMENT DATE  
 October 14, 2010

J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
<b>100. GROSS AMOUNT DUE FROM BUYER:</b>		<b>400. GROSS AMOUNT DUE TO SELLER:</b>	
101. Contract Sales Price	273,437.50	401. Contract Sales Price	273,437.50
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (Line 1400)		403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER	273,437.50	420. GROSS AMOUNT DUE TO SELLER	273,437.50
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:</b>		<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
201. Deposit or earnest money *		501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	30,121.17
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. *Earnest Money of \$5,000.00		504. Payoff of first Mortgage	
205. to be returned to purchaser		505. Payoff of second Mortgage	
206. by Colliers International		506.	
207. outside of closing		507.	
208.		508.	
209.		509.	
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes to		511. County Taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BUYER		520. TOTAL REDUCT. AMT DUE SELLER	30,121.17
<b>300. CASH AT SETTLEMENT FROM/TO BUYER:</b>		<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>	
301. Gross Amount Due From Buyer (Line 120)	273,437.50	601. Gross Amount Due To Seller (Line 420)	273,437.50
302. Less Amount Paid By/For Buyer (Line 220)	( )	602. Less Reductions Due Seller (Line 520)	( 30,121.17)
303. CASH ( X FROM ) ( TO ) BUYER	273,437.50	603. CASH ( X TO ) ( FROM ) SELLER	243,316.33

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer School District Five of Lexington & Richland Counties

Seller Brenda Graham Crooks

BY: *[Signature]*  
 Its: *Chief Financial Services Officer*

**L. SETTLEMENT CHARGES**

700. TOTAL COMMISSION Based on Price		\$ 273,437.50 @ 10.0000 %	27,343.75	PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
<i>Division of Commission (line 700) as Follows:</i>					
701.	\$13,671.88	to	Wilson Kibler		
702.	\$13,671.87	to	Colliers International		
703.	Commission Paid at Settlement				27,343.75
704.					
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>					
801.	Loan Origination Fee	%	to		
802.	Loan Discount	%	to		
803.	Appraisal Fee		to		
804.	Credit Report		to		
805.	Lender's Inspection Fee		to		
806.	Tax Service Fee		to		
807.	Flood Certification Fee		to		
808.					
809.					
810.					
811.					
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>					
901.	Interest From	to	@ \$ /day ( days %)		
902.	MIP TotIns. for LifeOfLoan		months		
903.	Hazard Insurance Premium		1.0 years		
904.					
905.					
<b>1000. RESERVES DEPOSITED WITH LENDER</b>					
1001.	Hazard Insurance	months @ \$	per month		
1002.	Mortgage Insurance	months @ \$	per month		
1003.	City/Town Taxes	months @ \$	per month		
1004.	County Taxes	months @ \$	per month		
1005.	Assessments	months @ \$	per month		
1006.		months @ \$	per month		
1007.		months @ \$	per month		
1008.	Aggregate Adjustment	months @ \$	per month		
<b>1100. TITLE CHARGES</b>					
1101.	Settlement or Closing Fee		to		
1102.	Abstract or Title Search		to Real Estate Paralegal Services, LLC	POC B	
1103.	Title Examination		to		
1104.	Title Insurance Binder		to Main Street Title Insurance Agency	POC B	
1105.	Document Preparation		to		
1106.	Copy/Express Mail Fees		to		
1107.	Attorney's Fees		to The Davis Law Firm	POC B	
	<i>(includes above item numbers:</i>			)	
1108.	Title Insurance		to Old Courthouse Title Insurance Company	POC B	
	<i>(includes above item numbers:</i>			)	
1109.	Lender's Coverage	\$			
1110.	Owner's Coverage	\$	274,000.00		
1111.	Attorney's Fees		to Ellis, Lawhorne & Sims, PA		2,750.00
1112.					
1113.					
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>					
1201.	Recording Fees: Deed \$ 10.00; Mortgage \$ ; Releases \$			POC:B10.00	
1202.	City/County Tax/Stamps:Deed ; Mortgage				
1203.	State Tax/Stamps: Deed Stamps ; Mortgage				
1204.					
1205.					
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>					
1301.	Survey		to		
1302.	Pest Inspection		to		
1303.	2010 Real Property taxes (est)		to Richland County Treasurer	held in trust/issuance of bill	27.42
1304.					
1305.					
<b>1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>				0.00	30,121.17

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

The Davis Law Firm  
Settlement Agent