



<b>A.</b> U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT <b>SETTLEMENT STATEMENT</b>	<b>B. TYPE OF LOAN</b> 1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FmHA    3. <input type="checkbox"/> CONV. UNINS.    4. <input type="checkbox"/> VA    5. <input type="checkbox"/> CONV. INS. 6. FILE NUMBER 16070.18SCHD#5 PARCE 7. LOAN NUMBER 8. MORTGAGE INS CASE NUMBER
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**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 (16070.18SCHD#5 PARCE 3.PFD/16070.18SCHD#5 PARCE/

<b>D. NAME AND ADDRESS OF BUYER</b>  School District Five of Lexington & Richland Counties 1020 Dutch Fork Rd. Ballentine, SC 29002	<b>E. NAME AND ADDRESS OF SELLER</b>  Cole Blease Graham, Jr., as Trustee 3480 Chaco Canyon Drive College Station, Texas 77845-4557	<b>F. NAME AND ADDRESS OF LENDER</b>  
<b>G. PROPERTY LOCATION</b> Parcels B, C and D, Derrick Pond Road Columbia, SC Richland County, South Carolina  <i>New Elem.</i>	<b>H. SETTLEMENT AGENT</b> 57-0659782 The Davis Law Firm  <b>PLACE OF SETTLEMENT</b> 140 East Main Street Lexington, SC 29072	<b>I. SETTLEMENT DATE</b>  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	285,937.50	401. Contract Sales Price	285,937.50
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.	
<b>120. GROSS AMOUNT DUE FROM BUYER</b>	285,937.50	<b>420. GROSS AMOUNT DUE TO SELLER</b>	285,937.50
<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)	38,077.90
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.	
<b>220. TOTAL PAID BY/FOR BUYER</b>		<b>520. TOTAL REDUCT. AMT DUE SELLER</b>	38,077.90
<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)	285,937.50	601. Gross Amount Due To Seller (Line 420)	285,937.50
302. Less Amount Paid By/For Buyer (Line 220)	( )	602. Less Reductions Due Seller (Line 520)	( 38,077.90)
<b>303. CASH ( X FROM ) ( TO ) BUYER</b>	285,937.50	<b>603. CASH ( X TO ) ( FROM ) SELLER</b>	247,859.60

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

BY:

Its:

Seller

Cole Blease Graham, Jr., as Trustee of the Cole Blease Graham, Jr. Revocable Trust Under Agreement Dated 7/16/08



**L. SETTLEMENT CHARGES**

<b>700. TOTAL COMMISSION Based on Price</b>		\$ 285,937.50 @ 10.0000 %	28,593.75		
<i>Division of Commission (line 700) as Follows:</i>					
701. \$14,296.88	to	Wilson Kibler		PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
702. \$14,296.87	to	Colliers International			
703. Commission Paid at Settlement					28,593.75
704. _____ to _____					
<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 TotlIns. 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		
(includes above item numbers: _____)					
1108. Title Insurance	to	Old Courthouse Title Insurance Company	POC B		
(includes above item numbers: _____)					
1109. Lender's Coverage	\$				
1110. Owner's Coverage	\$	559,375.00			
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. Plat			POC		
1205.					
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>					
1301. Survey	to		POC B		
1302. Pest Inspection	to				
1303. Non-resident withholding	to	SC Department of Revenue			6,700.00
1304. 2010 real estate taxes (est)	to	Richland County Treasurer	held in trust/issuance of bill		34.15
1305.					
<b>1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>				0.00	38,077.90

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