


This instrument was prepared by and
when recorded return to:

Oxner & Stacy Law Firm, LLC (scp)
90 Wall Street, Unit B
Pawleys Island, SC 29585
O.S. File #24-1672


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Fee Amt: \$15.00 Page 1 of 5
Revenue Tax: \$0.00
Instr# 202500000485
Marlboro County, South Carolina
Marquita McLain Clerk of Court
BK 829 PG 216-220

Marlboro County
Assessor's ID
047-00-02-003
652-01-02-008
MAR 18 2025

(Space above this line for Recorder's Use)

STATE OF SOUTH CAROLINA)
COUNTY OF MARLBORO)

TITLE TO REAL ESTATE
(Deed Preparation Only)

KNOW ALL MEN BY THESE PRESENTS, That I, Kathryn Phillips Jackson a/k/a Kathryn P. Jackson, in the State aforesaid, for and in consideration of the sum of TEN AND NO/100(\$10.00) Dollars to us in hand received at and before the sealing of these presents by Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025, of 107 Windy Lane, Pawleys Island, South Carolina 29585, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, subject to the matters set forth below, and by these Presents do grant, bargain, sell and release, subject to the matters set forth below, unto the said Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025, her successors-in-office and/or assigns, forever, the following described real property, to wit:

PARCEL ONE

All those certain pieces, parcels or tracts of land, lying and being situate in Marlboro County, State of South Carolina, and being designated as Tract One (1), "McLeod Place" containing 78.0 acres, more or less, and as Tract Two (2) "Edens Place" containing 88.0 acres, more or less, on that certain plat entitled "Lands of J.M. Jackson," made by J.M. Jackson, Jr. dated March 28, 1934 and recorded in Plat Cabinet A, Slide 74, Page 2 in the Office of the Clerk of Court for Marlboro County, S.C.

Tract One is bounded generally as follows: on the North by property owned now or formerly by W.A. Rogers; on the East by road and by property owned now or formerly by Thos Hardison; on the South by Mill Dam, Public Road and the below described Tract Two; and on the West by property owned now or formerly by the Estate of J. Pope.

Tract Two is bounded generally as follows: on the North by Mill Dam, Public Road and the above-described Tract One; on the East by Public Road and property owned now or formerly by Harold Jones; on the South by property owned now or formerly by Bob Crosland; and on the West by Run of Cottingham Creek and property owned now or formerly by the Estate of J. Pope.

For a more complete description, reference is craved to the aforementioned plat which is incorporated and made a part of this description

TMS#047-00-02-003

Property Address: 154.60 Acres, Sandy Grove Church Road, Bennettsville, SC 29512

PARCEL TWO

All that certain piece, parcel or tract of land, lying and being situate in Marlboro County, State of South Carolina, and being shown on a plat entitled "Plat of Land - Property of Margaret M. Jackson, made by John M. Jackson, Jr., dated January, 1963, which plat is recorded in Plat Cabinet _____, Slide No. _____, Page _____ in the Office of the Clerk of Court for Marlboro County, S.C.

This tract being 66.0 acres, more or less, and being bounded generally as follows: on the North by property owned now or formerly by J.M. Freeman and H.H. Crosland; on the East by property owned now or formerly by J.M. Freeman ("Sherrill Place"); on the South by Run of Machine Branch and by property owned now or formerly by Frank B. Rogers; and on the West by property owned now or formerly by Salem Baptist Church, by Hwy No. 382 and by property owned now or formerly by Macedonia Baptist Church.

For a more complete description, reference is craved to the aforementioned plat which is incorporated and made a part of this description.

LESS HOWEVER:

All that certain piece, parcel or tract of land lying and being situate in the County of Marlboro, State of South Carolina, containing 3 acres, more or less, and being more particularly shown on a plat entitled "Plat of 3AC. Lot Salem Baptist Church" made by John M. Jackson, III, P.L.S., April 29, 1987, and recorded in Plat Book 41, Page 110, in the Office of the Clerk of Court for Marlboro County.

As shown by said plat, the aforesaid 3 AC. Tract is bounded generally as follows: on the North by other lands of Margaret Jackson; on the East by other lands of Margaret Jackson; on the South by other lands of Margaret Jackson and Salem Baptist Church; and on the West by Salem Cemetery.

For a more complete description, reference is craved to the aforementioned plat which is

incorporated and made a part of this description.

Said three (3) acres being sold to the Trustees of Salem Baptist Church by deed of Margaret M. Jackson recorded in Deed Book 235, Page 98 in the Office of the Clerk of Court for Marlboro County.

TMS# 052-01-02-008

Property Address: 66 acres, Salem Road, Bennettsville, SC 29512

This being the identical property conveyed to Katheryn Phillips Jackson a/k/a Kathryn P. Jackson by Deed of Distribution of the Estate of John Murchison Jackson, III dated April 22, 2024 and recorded April 25, 2024 in the Office of the Clerk of Court for Marlboro County in Book 810 at Page 243-246.

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, all and singular, the Premises before mentioned, subject to the matters set forth above, unto the said **Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025, her successors-in-office and assigns.**

AND I do hereby bind myself and my heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **Kathryn Phillips Jackson, Trustee of the Kathryn Phillips Jackson Revocable Trust u/t/a dated March 6, 2025, her successors-in-office and assigns**, against myself and my Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

[SIGNATURE PAGE TO FOLLOW]

WITNESS my Hand and Seal, this 6th day of March, in the year of our Lord Two Thousand Twenty-Five (2025).

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Signature of Witness

[Signature]
Signature of Notary

Kathryn Phillips Jackson

Kathryn P. Jackson (L.S.)
Kathryn Phillips Jackson a/k/a
Kathryn P. Jackson

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

ACKNOWLEDGMENT

The due execution of the foregoing instrument was acknowledged before me this 6th day of March, 2025 by Kathryn Phillips Jackson a/k/a Kathryn P. Jackson.

[Signature]
Notary Public for South Carolina
Printed Name or Seal: Daniel W. Stacy Jr.
My Commission Expires: 12/6/34

(affix seal)



