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BEAUFORT COUNTY SC - ROD  
BK 03253 PGS 2182-2185  
FILE NUM 2013038461  
07/03/2013 12:31:48 PM  
REC'D BY F FRANKLIN RCPT# 715982  
RECORDING FEES 10.00

RECORDED  
2013 Jul -15 10:25 AM

Sharon Q. Bunn  
BEAUFORT COUNTY AUDITOR

STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

FORECLOSURE  
MASTER IN EQUITY DEED

844-2011

TO ALL TO WHOM THESE PRESENTS SHALL COME OR BE MADE KNOWN:

Or whom the same may in anywise concern, Marvin H. Dukes, III, Master in Equity for the County and State aforesaid SEND GREETING:

WHEREAS, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR MLCC 2007-2, on or about June 14, 2010, did exhibit its complaint in the Court of Common Pleas in the County and State aforesaid, Case No. 10-CP-07-2927, against S. RUSSELL FIELDEN; DEBORAH M. FIELDEN; ET AL.

And the Cause, being at issue before Marvin H. Dukes, III, Master in Equity, came on to be heard on February 18, 2013, when the said Marvin H. Dukes, III, after a full hearing thereof, and mature deliberation in the Premises, Did Order, Adjudge and Decree that the premises hereinafter mentioned and described should be sold at public auction on the terms and for the purposes mentioned in said Decretal Order, as by reference thereto, on file in the said Court will appear; and after having duly advertised the said premises for sale by Public outcry, on May 6, 2013, which sale, according to statute, was made final on June 5, 2013. I, the said Marvin H. Dukes, III did then, openly and publicly, and according to the custom of auction, sell and dispose of the said premises below described, unto HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Series MLCC 2007-2 for \$629,091.67 being, at that price, the highest bidder for the same.

NOW, KNOW ALL MEN, That I, the said Master in Equity in consideration of the premises, and also in consideration of the sum of \$629,091.67 paid me by the below-named Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents, do grant, bargain, sell and release unto the below named Grantee, its successors and assigns:

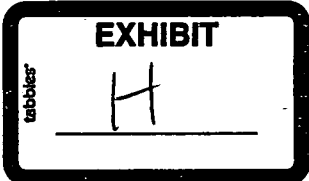
HSBC Bank USA, National Association as Trustee for  
Merrill Lynch Mortgage Investors Trust, Series MLCC 2007-2  
4001 Leadenhall Road  
Mt. Laurel,, NJ 08054

ALL that certain piece, parcel or lot of land with improvements located in the City of Beaufort, Beaufort County, South Carolina, being shown and depicted as Lot 112. Plowmans Point, on that plat entitled, "Subdivision Plat Main Island Phase III Islands Of Beaufort", prepared for Beaufort Properties, L.L.C., prepared by Gasque & Associates, Inc., by David E. Gasque. R.L.S dated

January 14, 2002 and recorded in Plat Book 87 at Page 128 with the Register of Deeds Office for Beaufort County.

ADD DMP Record 7/12/2013 11:27:52 AM  
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R120	032	000	0372	0000	00



Said property is subject to all Rights, Easements., Restrictions, Affirmative Obligations, Conditions, described in the Declaration of Master Covenants, Conditions And Restrictions for the Islands Of Beaufort Subdivision recorded in Book 1060 at Page 954, and Supplemental Declaration of Covenants And Restrictions Running with Phase III Of The Islands of Beaufort Subdivision recorded in Book 1255 at Page 859 with the Register of Deeds Office for Beaufort County.

This being the identical property conveyed to S. Russell Fielden and Deborah M. Fielden by deed of Michael L. Mapes and Jackie G. Clarkson dated May 11, 2006 and recorded May 19, 2006 in Deed Book 2376 at Page 1738.

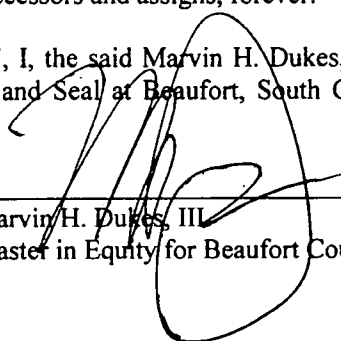
TMS# R120-032-000-0372-0000

TOGETHER with all and singular the rights, members, hereditaments and appurtenances whatsoever, to the said premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, possession, property, benefit, claim and demand whatsoever, both at law and in equity, of the said S. Russell Fielden and Deborah M. Fielden and of all the parties to the said suit and of all other persons rightfully claiming or to claim the same, or any part thereof, by, from or under them, or either of them.

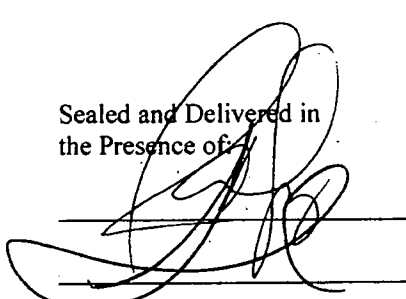
Subject to assessments, taxes, easements, conditions and restrictions of record and otherwise affecting the property.

TO HAVE AND TO HOLD, the said premises with its hereditaments, privileges and appurtenances unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, I, the said Marvin H. Dukes, III under and by virtue of the said Decree, have hereunto set my Hand and Seal at Beaufort, South Carolina this 20 day of June, 2013

  
\_\_\_\_\_  
Marvin H. Dukes, III  
Master in Equity for Beaufort County

Sealed and Delivered in  
the Presence of

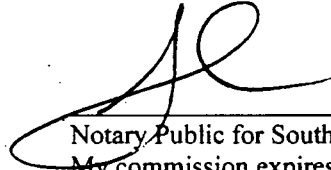
  
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\_\_\_\_\_

STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

ACKNOWLEDGMENT  
S.C. Code §30-5-30

I, Jared Braune, a Notary Public for the State of South Carolina, do hereby certify that Marvin H. Dukes, III, Master in Equity for Beaufort County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS our hands and seals on this 20 day of June, 2013.

  
\_\_\_\_\_  
Notary Public for South Carolina  
My commission expires: March 6, 2017

Index by: Marvin H. Dukes, III, Master in Equity for Beaufort County

Titleholders(s) at filing of Lis Pendens: S. Russell Fielden and Deborah M. Fielden

Prepared by:

Rogers Townsend & Thomas, PC (jms/011227-00448)  
P.O. Box 100200  
Columbia, SC 29202-3200

STATE OF SOUTH CAROLINA

AFFIDAVIT

COUNTY OF LEXINGTON

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

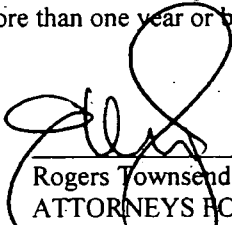
1. Deed to property located at 241 De La Gaye Point, Beaufort, SC 29902, TMS# R120-032-000-0372-0000, was executed by Marvin H. Dukes, III, Master in Equity, to HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Series MLCC 2007-2 on

June 20, 2013

The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. code Ann. Section 12-24-10 et. seq. because the deed is:

**#13. Transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.**

I further understand that a person required to furnish this affidavit who willfully furnishes 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.



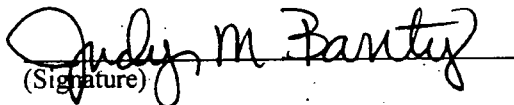
Rogers Townsend & Thomas, PC  
ATTORNEYS FOR PLAINTIFF

- Samuel C. Waters (SC Bar #5958)
- Reginald P. Corley (SC Bar #69453)
- Ellie C. Floyd (SC Bar #68635)
- Eve Moredock Stacey (SC Bar #5300)
- William S. Koehler (SC Bar #74935)
- Jaclynn B. Goings (SC Bar #77501)
- Andrew A. Powell (SC Bar #100210)
- Mary Powers (SC Bar #16534)
- Cheryl H. Fisher (SC Bar #15213)
- Jennifer W. Rubin (SC Bar #16727)
- Michael P. Morris (SC Bar #73560)
- Robert P. Davis (SC Bar #74030)
- Vance L. Brabham, III (SC Bar #71250)
- Andrew W. Montgomery (SC Bar #79893)
- John F. McLeod, IV (SC Bar # 100693)
- J. Pamela Price (SC Bar # 014336)

220 Executive Center Drive  
Columbia, SC 29210

Post Office Box 100200 (29202)  
(803) 744-4444

Sworn to before me this 2 day of July, 2013.

  
(Signature)

\_\_\_\_\_  
(Printed Name)  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

(011227-00448)

