



GRAYBILL, LANSCH & VINZANI, LLC

PURCHASER AND LOAN SETTLEMENT STATEMENT

PURCHASER / BORROWER:	City of Aiken Municipal Development Commission
SELLER:	Myrtle H. Anderson
PROPERTY:	111 Newberry Street SW, Aiken, SC 29801
EFFECTIVE CLOSING DATE:	November 10, 2021
SETTLEMENT AGENT:	Graybill Lansche & Vinzani, LLC

LOAN AMOUNT:	\$	-
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PURCHASE PRICE:	\$	2,000,000.00
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Credits to Seller:	Amount	\$	692.07
Prorata 2021 Taxes (11/10/21-12/31/21)	\$	692.07	

Credits to Purchaser/Borrower:	Amount	\$	5,878.87
Prorata Rent (11/10/21-11/30/21)	\$	3,500.07	
Prorata City Taxes (1/1/21-11/9/21)	\$	2,378.80	

BALANCE DUE FROM PURCHASER TO SELLER:	\$	1,994,813.20
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Plus - Charges To Purchaser/Borrower:	Amount	\$	19,885.00
Attorney's Fee to Graybill, Lansche & Vinzani, LLC	\$	15,000.00	
Title Insurance Commitment to: DeVine Title Agency, Inc.	\$	400.00	
Title Insurance Premium (\$2,000,000 Owners Policy) and Endorsements to: DeVine Title Agency, Inc. and Chicago Title Insurance Company	\$	3,870.00	
Title Search Fee to: William Harper, LLC	\$	350.00	
Title update to record fee to: William Harper, LLC	\$	250.00	
Recording Fees to: Aiken County RMC Office	\$	15.00	

GROSS AMOUNT DUE FROM PURCHASER/BORROWER:	\$	2,014,698.20
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Less - Deductions For Purchaser/Borrower:	Amount	\$	(35,000.00)
Earnest Money Deposit - Paid to Seller	\$	35,000.00	

NET AMOUNT DUE FROM PURCHASER/BORROWER:	\$	1,979,698.20
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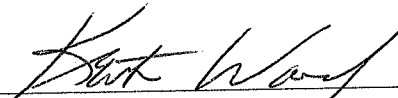
DISBURSEMENTS BY SETTLEMENT AGENT:	\$	1,979,698.20
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SEE ATTACHED SIGNATURE PAGE FOR PURCHASER & LOAN SETTLEMENT STATEMENT

SIGNATURE PAGE FOR
PURCHASER SETTLEMENT STATEMENT

PURCHASER/BORROWER HEREBY AUTHORIZES THE DISBURSEMENTS TO BE
MADE AS SET FORTH ABOVE EFFECTIVE AS OF NOVEMBER 16, 2021

City of Aiken Municipal Development Commission, a body
politic and corporate and political subdivision of the State of
South Carolina

By: 
Keith Wood, Chairman

Attest:

Tim O'Briant, Secretary