

KNOW ALL MEN BY THESE PRESENTS, that JOE H. LONG

in consideration of Two Thousand Two Hundred Fifty and no/100 (\$2,250.00) ----- Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto HARRY S. ABRAMS, his heirs and assigns forever:

ALL that piece, parcel, or lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 24, Magnolia Acres, as shown on a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book GG, Page 133, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Cool Brook Drive at the joint front corner of Lots Nos. 24 and 25, and running thence with the joint line of said lots, S 56-30 W 189 feet to an iron pin; thence S 36-14 E 84.1 feet to an iron pin in the joint rear corner of Lots Nos. 23 and 24; thence with the joint line of said lots, N 56-30 E 185 feet to an iron pin on the western side of Cool Brook Drive; thence with the western side of Cool Brook Drive, N 33-30 W 85 feet to the point of beginning.

This conveyance is made subject to all building restrictions, zoning ordinances, easements, and rights-of-way affecting the property.

Being a portion of the property conveyed to the grantor by deed recorded in said R. M. C. Office in Deeds Book 560, Page 335.



2.75

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 5th day of August 1970:
SIGNED, sealed and delivered in the presence of:
Joe H. Long (SEAL)
JOE H. LONG
Loretta Hart Pratt (SEAL)
Harry C. Laughman (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of December 1970
Loretta Hart Pratt (SEAL)
Notary Public for South Carolina
Harry C. Laughman

My Commission Expires August 12, 1980

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 5th day of December 1970
Loretta Hart Pratt (SEAL)
Notary Public for South Carolina
Mrs Margaret C. Long

My Commission expires August 12, 1980
RECORDED this 11 day of January 1971 at 4:09 P. M. No. 15970

146-389-1-24