

containing 2.55 acres more or less, and having, according to plat made by Jones and Sutherland, Engineers, Greenville, South Carolina, September, 1958, the following metes and bounds, to-wit:

BEGINNING in the center of Turner Hill Road in the middle of bridge over Crayton Creek and running thence with the center of said road, N 13-27 W 291.2 feet; thence S 73-00 W 500 feet to an iron pin; thence S 17-00 E 154 feet to an iron pin in Crayton Creek; thence easterly with Crayton Creek, the chord of which is N 1-10 E 501 feet to the point of beginning.

Being the same conveyed to Harry S. Abrams by deed of Daniel C. Fletcher, dated November 19, 1970, recorded November 20, 1970 in the Office of the Clerk of Court for Pickens County, South Carolina, in Deeds Book 12-H, Page 173.

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

Harry S. Abrams died testate in Greenville County, South Carolina on January 27, 1977. See Apartment 1454, File 10, Probate Court for Greenville County, South Carolina. In his Will, he bequeathed and devised a portion of his estate to his grandchildren, who are: Philip S. Rovner, Jeffrey E. Rovner, and David B. Rovner, the children of Anita A. Rovner; Barry M. Koplen, Donald A. Koplen, and Lisa Sue K. Barzel, the children of Ruth A. Koplen; and Ross L. Abrams, Susanne Abrams, and Randall B. Abrams, the children of Irving E. Abrams. The Grantees, who are the only children of Harry S. Abrams, and his grandchildren have agreed that the grandchildren shall take their shares in cash, the amount of which they have determined, in full satisfaction of the share to which they are entitled under the Will. This deed is intended to and does hereby convey the entire interest of the Grantor to the Grantees in and to the real property described above (as well as any other real property which Harry S. Abrams owned or in which he may have any interest at the time of his death, whether or not described herein).

All grandchildren have attained their majority in age.

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 said premises before mentioned unto ANITA A. ROVNER, RUTH A. KOPLER, and IRVING E. ABRAMS, their heirs and assigns, forever.

And the Grantor does hereby bind the Grantor and the Grantor's heirs, executors, and administrators to warrant and forever defend all and singular the said premises unto the