Book 1834 Page 7

LAURENS CO ASSESSORS OFFICE TMS: 906-11-10-007

LAURENS COUNTY, SC

2024005820 DEED

RECORDING FEES \$15.00

STATE TAX \$364.00

COUNTY TAX \$154.00

07-26-2024 12:51 PM

BK:D 1834 PG:7-8

State of South Carolina)

County of Laurens)

TITLE TO REAL ESTATE

File #: 2024060105

KNOW ALL MEN BY THESE PRESENTS, that, James Gary Cooley, (hereinafter called "Grantor"), in consideration of One Hundred Forty Thousand and 00/100 (\$140,000.00) Dollars, to the Grantor in hand paid at and before the sealing of these presents, by Jason Kyle Stockwell and Marjory L. Stockwell, (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Jason Kyle Stockwell and Marjory L. Stockwell, as joint tenants with rights of survivorship and not as tenants in common,

ALL THAT PIECE, PARCEL OR LOT OF LAND, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF LAURENS, STATE OF SOUTH CAROLINA, BEING SHOWN AND DESIGNATED ON A PLAT OF SURVEY ENTITLED "PLOT OF PROPERTY OF JAMES R. AND FAYE H. COOLEY" MADE BY LEWIS C. GODSEY, RLS, DATED MAY 6, 1967 AND RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR LAURENS COUNTY, SOUTH CAROLINA IN PLAT BOOK 21 AT PAGE 65 AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT AT THE EDGE OF HIGH STREET AND RUNNING THENCE, S 86-21 E FOR 200 FEET TO AN IRON PIN; THENCE, N 0-56 E FOR 75 FEET TO AN IRON PIN; THENCE, N 86-21 W FOR 200 FEET TO AN IRON PIN AT THE EDGE OF HIGH STREET; S 0-57 W FOR 75 FEET TO THE BEGINNING CORNER.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JAMES GARY COOLEY BY DEED OF DISTRIBUTION IN THE MATTER OF FAYE HARTLINE COOLEY (PROBATE CASE NO. 2024-ES-30-006) DATED APRIL 30, 2024 AND RECORDED IN THE ROD OFFICE FOR LAURENS COUNTY IN DEED BOOK 1815 AT PAGE 69.

Property Address: 108 High Street, Laurens, SC, 29360

TMS # 906-11-10-007

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 108 High Street, Laurens, SC, 29360

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, and the Grantee's heirs and assigns forever as joint tenants with rights of survivorship and not as tenants in common. And the Grantor does hereby bind the Grantor and the Grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

07/29/2024 1834 January A Colombia

Cristine Oyer Law Firm LLC 540 Old Howell Road Greenville, SC 29615

WITNESS the Grantor's hands and	seals this	0 day of July, 2024.
Signed, sealed and delivered in the	presence of:	
Witness #1		James Gary Cooley (Seal)
Witness #2		
State of South Carolina)	ACKNOWLEDGEMENT
County of Greenville)	
I, Cristine Oyer, a Notary I me this day and acknowledged the		certify that James Gary Cooley personally appeared before the foregoing instrument.
Sworn to before me this 26 days July, 2024.	ay of	
Notary Public My Commission Expires: 4/21		Commission Commission
[SEAL]	STATILITIES	PUBLIC A
Instrument Prepared By:		O 21-2021 GO III
Cristine Oyer Law Firm LLC		Management .