

GRANTEES ADDRESS: 312 Bethel Road, Mauldin, SC

TITLE TO REAL ESTATE-

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S.C. 140-316  
PU '81  
LEY

KNOW ALL MEN BY THESE PRESENTS, THAT KRISTIE ANN CUPKA

in consideration of ONE (\$1.00) DOLLAR, love and affection ----- DMBGX

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto FRANK CUPKA, his heirs and assigns forever;

ALL her interest in that certain piece, parcel or lot of land, situate, lying and being on the southern side of Bethel Road, in the Town of Mauldin, Greenville County, South Carolina, being known and designated as Lot No. 3 of Montclaire Subdivision, Section I, Plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW, at Page 13, and having according to said plat the following metes and bounds, to-wit:

(15)-799-290-1-18 (note)

BEGINNING at an iron pin on the southern side of Bethel Road, at the joint front corner of Lot Nos. 3 and 4, and running thence S. 27-38 W., 150 feet to a point; thence N. 62-22 W., 80 feet to a point; thence with the common line of lots nos. 2 and 3, N. 27-150 feet to a point on the southern side of Bethel Road; thence with said road, S. 62-22 E., 80 feet.

This conveyance is made subject to protective covenants, easements and rights-of-ways of record.

The Grantor's interest herewith conveyed, is that interest received upon the death of her late mother, Theda Cupka, recorded in Apartment 1630, File No. 5, in the Probate Court, County of Greenville, State of South Carolina.

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)'s heirs or successors and assigns forever. And the grantors do hereby bind the grantors 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)'s heirs or successors and against every person who may lawfully claim or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 20<sup>th</sup> day of November 1981

SIGNED, sealed and delivered in the presence of

Kristie Ann Cupka (SEAL)  
(Kristie Ann Cupka)

James C. Mosley Jr (SEAL)  
Danya K. Riccard (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named grantor(s) sign and seal and as the grantor(s)'s act and deed, deliver the within written deed and that she, with the other witness subscribed those witnesses to the execution thereof.

SWORN to before me this 20<sup>th</sup> day of November 1981

James C. Mosley Jr (SEAL) Danya K. Riccard (SEAL)  
Notary Public for South Carolina

My commission expires \_\_\_\_\_

STATE OF SOUTH CAROLINA }  
COUNTY OF \_\_\_\_\_ }

RENUNCIATION OF DOWER N/A

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife(s) 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 (or he) is freely, voluntarily, and without any compulsion, duress or fear of any person whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower, if in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of \_\_\_\_\_ 19\_\_

Notary Public for South Carolina

My commission expires \_\_\_\_\_  
RECORDED JAN 6 1982

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