

GRANTEES ADDRESS: 312 Bethel Road, Mauldin, SC

TITLE TO REAL ESTATE-

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

140-318

S.C.

KNOW ALL MEN BY THESE PRESENTS, that KAREN ELIZABETH PEREZ

WIFE OF

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

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 Montclair 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 grantor(s) does hereby bind the grantee(s) and the grantee(s)'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 whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 25th day of February, 1980

SIGNED, sealed and delivered in the presence of

Karen Elizabeth Perez (SEAL)
(Karen Elizabeth Perez)

Kenneth M. Carlin (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF ~~FLORIDA~~ FLORIDA PROBATE
COUNTY OF ~~BRADFLORD~~ BRADFLORD

Personally appeared the undersigned witness and made oath that 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 he, with the other witness subscribed above, witnessed the execution thereof.

SWORN before me this 25th day of Feb. 1980

[Signature] (SEAL) Kenneth M. Carlin
Notary Public for the State of Florida at Large
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
My commission expires 07 COMMISSION EXPIRES SEPT 25 1983

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 then and appear before me, and each upon being privately and separately examined in and out of court, did declare that she does 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 of, 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 (SEAL)

My commission expires _____
RECORDED JAN 6 1981

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