

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Frank R. Cupka

in consideration of Forty-Eight Thousand Five Hundred and No/100 (\$48,500.00) 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 Michael R. Pate and Joanie V. Pate, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the southern side of Bethel Road, in the Town of Mauldin, County of Greenville, State of South Carolina, and known and designated as Lot No. 3 of Montclair Subdivision, Section 1, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book WW at Page 13, and having, according to said plat, the following metes and bounds, to-wit:

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

THIS property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the subject property.

THIS is the identical property conveyed to the Grantor herein and Theda H. Cupka by deed of Classic Homes, Inc. recorded on August 25, 1969, in the R.M.C. Office for Greenville County in Deed Book 874 at Page 392. The said Theda M. Cupka died intestate on or about the 23rd day of October, 1980, leaving the Grantor herein and four children her sole heirs at law. See Probate Apartment 1630, File NO. 5. The Grantor herein acquired the interest of the four children by deeds recorded in Deed Book 1140 at Pages 315, 316, 317, and 318, and by deed of Kandy L. Cupka to be recorded simultaneously herewith.

Grantees' address: 312 Bethel Drive
Mauldin, SC 29662

15-799-290-1-18

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 17th day of July 1984

SIGNED, sealed and delivered in the presence of:

Alicia L. Willey (SEAL)
Frank R. Cupka (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of July 1984

Alicia L. Willey (SEAL)
Notary Public for South Carolina
My commission expires: 3-28-89

Alicia L. Willey

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER NOT NECESSARY

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 whom-
whom-
interest

1801
21801
G
IN

GREENVILLE COUNTY 8
1 3 2 0 8
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUL 18 '84
P.B. 1981
53.35

RECORDED JUL 18 1984 at 10:32 AM

1980

4328-172