

A.S.
D.R.S.
DEED ONLY!!!
NO TITLE EXAMINATION!!!
NO TITLE CERTIFICATION!!!

Block Map Reference No: 1-31-00-058.01

Address of Grantee: 104 Milford Church Rd.
Taylors, SC 29687

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Abel Seppala, ("Grantor") in consideration of **One Hundred Sixty Seven Thousand Five Hundred No/100 Dollars (\$167,500.00)**, the receipt of which is hereby acknowledged, has (have) granted, bargained, sold, and released, and by these presents, do(es) grant, bargain, sell and release unto **Steadfast Builder, LLC**, ("Grantee") its successors and/or assigns forever:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as 5.65 acres, more or less, as shown on a survey prepared for Frank McCleer by Wallace & Associates, dated May 11, 2011 and recorded November 28, 2011 in Plat Book 166, Page 327, Office of the Register of Deeds for Spartanburg County, S.C. For a more complete and particular description, reference is hereby made to the above referred to plats and records thereof.

This being a portion of the property conveyed to Abel Seppala by deed of McCleer Construction Company, LLC dated May 27, 2013 and recorded June 7, 2013 in Deed Book 103-M, Page 673, Office of the Register of Deeds for Spartanburg County, S.C.

The above referenced property is conveyed subject to any restrictive covenants, set back lines, zoning ordinances, utility easements and rights of ways, if any, as may be recorded in the Office of the Register of Deeds for Spartanburg County, S.C.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before-mentioned unto the said Grantee(s), and the Grantee's(s') heirs (or successors) and assigns forever. And the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors), executors and administrators to warrant and forever defend all and singular the said premises unto the Grantees(s) and the Grantee's(s') heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

DEE-2019-46866



DEE BK 125-N PG 117-118

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Recording Fee: \$15.00 County Taxes: \$184.25 State Taxes: \$435.50
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

WITNESS the Grantor's(s') hand(s) and seal(s) this 1st day of October, 2019.

SIGNED, Sealed and Delivered in the Presence of:

[Signature]
Witness

Abel Seppala (SEAL)
Abel Seppala

✓ Ann H. Suk
Witness

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

ACKNOWLEDGEMENT

I, Whitney S. Bishop, a Notary Public for the State of South Carolina, do hereby certify that Abel Seppala, personally appeared before me and acknowledged the due execution of the foregoing Deed this 1st day of October, 2019.

SWORN to before me this 1st day of October, 2019.

[Signature] (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 4.30.22