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GREENVILLE CO. S. C.

prepared by the offices of CARTER & PHILIPSON, Attorneys at Law 123 Broadus Avenue, Greenville, S. C.

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OLLIE FARNSWORTH  
R. M. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, C. S. Verdin, Jr.,

in consideration of --Fifty-Four Thousand Three Hundred and No/100-----(\$54,300.00)----- 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 Juster Enterprises, Inc., its successors and assigns, forever:

ALL those pieces, parcels or tracts of land in Greenville County, near the Town of Mauldin, S. C. and containing 5.44 acres and 16.09 acres as are set out in the name of C. S. Verdin on a plat entitled "Compiled Plat of Verdin Property", said plat was prepared by C. O. Riddle, September, 1971.

A metes and bounds description of the 5.44 acre tract is as follows:

BEGINNING at a nail and cap in Bethel Road at the joint corner of property of the grantor and C. S. Verdin, III and Linda G. Verdin; thence with their common line N. 39-10 W. 209 feet to an iron pin; thence N. 49-31 W. 60.64 feet to an iron pin; thence N. 49-31 W. 78.58 feet to an iron pin; thence S. 41-54 W. 39.37 feet to an iron pin; thence N. 44-20 W. 300 feet to a point; thence N. 49-13 W. 589.1 feet to a point; thence continuing N. 49-13 W. 343.3 feet to a point; thence N. 29-11 E. 123.9 feet to an iron pin; thence N. 29-34 E. 175.7 feet to a point; thence S. 39-10 E. 1,667.3 feet to a nail and cap in Bethel Road; thence S. 52-40 W. 25 feet to a nail and cap, the point of beginning.

*PT. 290-1-13 (5.44 AC)*  
*299 - OUT OF 290-1-11.4*

ALSO:

The 16.09 acre tract is bounded on the south and west by property of Lucille V. Baldwin, on the north by Montclaire Subdivision and on the east by property of Lucille B. Ellison, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of said tract; thence running with the line of Montclaire Subdivision N. 29-22 E. 938.7 feet to an iron pin; thence with the Ellison property S. 56-09 E. 772.4 feet to an iron pin; thence with the Baldwin property S. 30-44 W. 906.3 feet to a point; thence continuing with the Baldwin property N. 58-31 W. 748.8 feet to an iron pin, the point of beginning.

*299-290-1-13 (16.09 AC)*

ALSO, grantor conveys all right, title and interest to a twenty (20) foot road right of way easements containing .19 acres which crosses Lucille V. Baldwin property as set out on the referred to plat to the grantee.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.



Greenville County  
Stamps  
Paid \$ 59.95  
Act No. 380 Sec. 1

