

KNOW ALL MEN BY THESE PRESENTS, that **Juster Enterprises, Inc.**

A Corporation chartered under the laws of the State of **South Carolina** and having a principal place of business at **Greenville**, State of **South Carolina**, in consideration of

Six Thousand Two Hundred Twenty-Two and 50/100 (\$6,222.50) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **James L. Sanderson and Carroll B. Long**, their heirs and assigns, forever:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of **Greenville**, State of **South Carolina**, near the town of **Mauldin** being known and designated as **Lot No. 7, Baldwin Circle** on Plat number **1 of Verdin Estates**, said plat being prepared by **C. O. Riddle**, Surveyor, dated **September 21, 1972**, and recorded in the **R. M. C. Office for Greenville County** in Plat Book **4R** at pages **34 and 35**, and according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of **Baldwin Circle** at the intersection of **Baldwin Circle** and **Baldwin Court**; thence with **Baldwin Circle**, **S. 1-33 W. 70 feet** to a point; thence through **Lot 7, N. 88-27 W., 150 feet** to a point on the joint line of **Lots 7 & 8**; thence with said line **N. 1-33 E. 70.45 feet** to an iron pin on the southern side of **Baldwin Court**; thence with **Baldwin Court N. 76-56 E. 38 feet** to an iron pin; thence continuing **N. 67-19 E. 36.5 feet** to a point; thence continuing **S. 88-27 E. 55 feet** to an iron pin; thence with the corner of **Baldwin Court and Baldwin Circle, S. 43-27 E. 35.35 feet** to an iron pin, the point of beginning.

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.



1300
Greenville County
Stamps
Paid \$ 7.15
Act No. 350 Sec. 1

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 does hereby bind itself and its successors 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 whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this **13th** day of **May** **1974**-

SIGNED, sealed and delivered in the presence of:

J. Henry Thigpen
Kathy Hughes

JUSTER ENTERPRISES, INC. (SEAL)
A Corporation

By: *Carroll B. Long*
Carroll B. Long, Attorney in Fact
James L. Sanderson
Secretary James L. Sanderson, Attorney in Fact

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this **13th** day of **May** **1974**.

J. Henry Thigpen (SEAL)
Notary Public for South Carolina.

Kathy Hughes

My commission expires: **12/16/74**

28682

RECORDED this **MAY 13** day of **1974** at _____ M., No. _____

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