

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 Donald C. Armstrong and Sandra S. Armstrong, their heirs and assigns, forever:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the town of Mauldin being known and designated as Lot No. 6 and a portion of Lot 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 joint front corner of Lots 5 and 6; thence with the joint line of said Lots, N. 88-27 W., 150 feet to an iron pin; thence, N. 1-33 E., 80 feet to an iron pin; thence, continuing N. 1-33 E., 5 feet to a point; thence through Lot 7, S. 88-27 E., 150 feet to a point on Baldwin Circle; thence with Baldwin Circle, S. 1-33 W., 5 feet to an iron pin; thence continuing with Baldwin Circle, S. 1-33 W., 80 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.



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 31<sup>st</sup> day of May 19 74.

SIGNED, sealed and delivered in the presence of:

*J. Henry Phibbs*  
*Kathy Skelton*

JUSTER ENTERPRISES, INC. (SEAL)  
A Corporation  
By: *James L. Sanderson*  
President James L. Sanderson, Attorney in fact  
*Carroll B. Long*  
Secretary - Carroll B. Long, 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 31<sup>st</sup> day of May 19 74.

*J. Henry Phibbs* (SEAL)  
Notary Public for South Carolina  
My commission expires: 12/14/80

*Kathy Skelton*

RECORDED this \_\_\_\_\_ day of MAY 31 1974 at \_\_\_\_\_ M. No. 30641

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