

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUN 20 4 28 PM '74  
DONNIE S. TARKERSLEY  
R.H.C.

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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 Thirty and No/100 (\$6,230.00)**-----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 certain piece, parcel, or lot of land, with all improvements thereon, or hereafter 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. 98, 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 eastern side of Baldwin Circle at the joint front corner of Lots 97 and 98; thence with the joint line of said lots S. 88-27 E., 140 feet to an iron pin; thence S. 1-33 W., 86 feet to an iron pin; thence N. 88-27 W., 140 feet to an iron pin on the eastern side of Baldwin Circle; thence with Baldwin Circle, N. 1-33 E., 86 feet to an iron pin, the point of beginning.

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

791-0101-1-78



Greenville County  
Seems  
Paid \$ 7.15  
Act No. 390 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 20<sup>th</sup> day of June 19 74.

SIGNED, sealed and delivered in the presence of:

J. Henry Philpotts  
Kathy Hughes

JUSTER ENTERPRISES, INC. (SEAL)  
A Corporation

By: James L. Sanderson  
James L. Sanderson, Attorney-in-fact  
Carroll B. Long  
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 20<sup>th</sup> day of June 19 74.

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

Kathy Hughes

My commission expires: 12-16-80

RECORDED this \_\_\_\_\_ day of JUN 20 1974 19 \_\_\_\_\_ at \_\_\_\_\_ M. No. 32625

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