

108 Baldwin Circle, Mauldin, S. C. 29662

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

VOL 1076 PAGE 454

APR 3 4 38 PM '78

KNOW ALL MEN BY THESE PRESENTS, that I, Carroll B. Long, individually, and Carroll B. Long, as attorney under power of attorney granted him by Robert E. Juster in Power of Attorney Agreement recorded in the RMC Office for Greenville County in Deed Book 1060 at page 278

in consideration of Thirty-nine thousand five hundred and no/100 (\$39,500.00)----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 John Heyward Sullivan, his 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 RMC 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.

799-290.1-1-98

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.

BEING the same property from Juster Enterprises, Inc., to James L. Sanderson and Carroll B. Long in Deed Volume 1001, at Page 952, dated June 20, 1974, and recorded June 20, 1974; and the same property from James L. Sanderson of his undivided one-half interest to Robert Edward Juster, noted in Deed Volume 1038, Page 572, dated June 3, 1976 and recorded June 24, 1976.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 3rd day of April, 1978.

SIGNED, sealed and delivered in the presence of:

Carroll B. Long (SEAL)
Carroll B. Long Individually

Carroll B. Long (SEAL)
Carroll B. Long as Attorney for Robert

Carroll B. Long (SEAL)
E. Juster

Carroll B. Long (SEAL)
E. Juster

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) 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 3rd day of April, 1978

G. Henry Phibbs (SEAL)
Notary Public for South Carolina.

James B. Patterson

My commission expires _____

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

3rd day of April, 1978

James B. Patterson (SEAL)
Notary Public for South Carolina.

Edith S. Long

My commission expires 5-17-87

RECORDED this APR 3 1978, at 4:38 P. M., No. 29161

0450

4328 RV-2