

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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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 Four Thousand Five
Hundred and No/100 (\$4,500.00)----- 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 M. L. Lanford, Jr., his 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. 45, 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 follow-
ing metes and bounds, to-wit:

BEGINNING at an iron pin on the northerside of Baldwin Circle at the joint front corner
of Lots 45 and 46; thence N. 26-21 E., 150 feet to an iron pin; thence N. 59-30 W., 115.75
feet to an iron pin; thence S. 3-45 W., 63.87 feet to an iron pin; thence S. 15-13 W.,
112.9 feet to an iron pin on the northern side of Baldwin Circle; thence with said circle
S. 72-53 E., 70 feet to an iron pin, the point of beginning.

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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 23rd day of January 19 75

SIGNED, sealed and delivered in the presence of:
J. Henry Fulbright
Kathy Hughes

JUSTER ENTERPRISES, INC. (SEAL)
A Corporation
By: James L. Sanderson
Attorney in fact
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 Cor-
poration, 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 23rd day of January 19 75.
J. Henry Fulbright (SEAL)
Notary Public for South Carolina
My commission expires 12-15-80
Kathy Hughes

RECORDED this day of JAN 23 1975 at 4:35 P. M. No. 17446

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