

FILED

State of South Carolina

JUN 14 11 44 AM 1963

County of GREENVILLE

OLLIE FARRSWORTH  
R. M. C.



KNOW ALL MEN BY THESE PRESENTS That **BALLARD-RICE PRESTRESSED CORP.**  
a corporation chartered under the laws of the State of **South Carolina**  
and having its principal place of business at **Greenville**  
in the State of **South Carolina**, for and in consideration of the  
sum of **Fourteen Thousand (\$14,000.00)** and assumption of mortgage  
referred to below-----dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **H. GRADY BALLARD, his heirs and assigns, forever:**

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina and being the southern 40 feet of Lot No. 2 on plat of property of P. L. and Pauline B. McHugh, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "TT", at Page 53 and having, according to a more recent survey prepared by Alex A. Moss dated October 24, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of White Horse Road (S. C. Highway No. 250) at the joint front corner of Lots Nos. 1 and 2 and running thence along the joint line of said Lots, S. 69-59 W. 200 feet to an iron pin; thence N. 20-01 W. 40 feet to a new pin; thence along a new line through Lot No. 2, N. 69-59 E. 200 feet to an iron pin on the western side of White Horse Road; thence along said Road, S. 20-01 E. 40 feet to the point of beginning.

This is the same property conveyed to the Grantor by deed of Oscar Thomas Gibbs, Jr., dated November 25, 1960, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 664 at Page 221.

The Grantee assumes and agrees to pay the balance due on that certain mortgage executed by Ballard-Rice Prestressed Corp. to the Fidelity Federal Savings & Loan Association, Greenville, S. C., in the original amount of \$15,000.00, dated December 6, 1960, recorded in the R.M.C. Office for Greenville County, S. C. in Real Estate Mortgage Book 844, at Page 255, the current balance of which is approximately \$12,721.20.

GRANTEE to pay 1963 taxes.

Grantee agrees to be solely responsible for and make final settlement with tenant and Piedmont Equipment Co. regarding cooling and heating system installed in property improvements.

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