

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



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GREENVILLE CO. S.
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KNOW ALL MEN BY THESE PRESENTS, that **QUALITY CONCRETE PRODUCTS, INC.** (formerly Ballard-Rice Prestressed Corp.) 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 Five Thousand and No/100----- (\$5,000.00)----- 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 **BALLARD CONCRETE CO., INC.**, its successors and assigns forever:

ALL that piece, parcel or tract of land lying on the Southeastern side of a 30-foot drive near Mauldin in Greenville County, South Carolina, being shown as Tract No. 2 containing 5 acres, on a plat of a survey for Ballard-Rice Prestressed Concrete Corp., made by Piedmont Engineers & Architects, dated June 3, 1963, and recorded in the RMC Office for Greenville County, S. C., in Plat Book DDD, page 103, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center of a 30-foot drive at the corner of Tracts Nos. 1, 2 and 3 (said iron pin being located N. 53-17 E., 414.1 feet from an iron pin in the center of the intersection of said 30-foot drive with a frontage road near Highway No. 276) and running thence along the line of Tract No. 3, S. 35-30 E., 450 feet to an iron pin; thence continuing along the line of Tract No. 3, N. 54-30 E., 394.6 feet to an iron pin; thence N. 26-16 W., 687.4 feet to an iron pin on the Northeastern edge of said 30-foot road; thence with the edge of said 30-foot road, N. 36-15 W., 225 feet to an iron pin in the center of Greer Drive; thence with the center of Greer Drive, S. 53-45 W., 14 feet to an iron pin; thence leaving Greer Drive and with the center line of said 30-foot drive, the following courses and distances: S. 36-10 E., 181.9 feet to an iron pin; S. 28-11 E., 141.8 feet to an iron pin; S. 10-55 E., 106.9 feet to an iron pin; S. 22-44 W., 63.7 feet to an iron pin; and S. 54-30 W., 373.4 feet to an iron pin, the beginning corner.

The above described property is a portion of the same conveyed to Ballard-Rice Prestressed Corp., by deed of Martin-Marietta Corp., recorded in the said RMC Office for said County and State in Deed Book 702, page 149, and is hereby conveyed subject to rights of way and easements of public records and to the rights of the general public in and to that portion of the above described property lying within the boundaries of any road shown on the aforementioned plat. The name of Ballard-Rice Prestressed Corp. was changed to Quality Concrete Products, Inc., on July 18, 1963, by Articles of Amendment recorded in the RMC Office for said County and State in Deed Book 728, page 93.

That certain 30-foot drive, a portion of which is included within the boundaries of the above described property, together with all that property lying Northwest of the front line of the above described property (said front line being shown on plat recorded in Plat Book DDD, page 103, as S. 54-30 W.; on said 30-foot road) is hereby reserved by the Grantor for the common use of the Grantor and Grantee, their successors and assigns, as a roadway, which either the Grantor or the Grantee, their successors and assigns may alter, improve, construct railroad sidings upon and through, or otherwise use for roadway, access and related purposes in perpetuity. Grantee to pay 1967 Greenville County property taxes 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 29th day of June 1967.

SIGNED, sealed and delivered in the presence of:
Ronald L. Stitt
Paul L. Moore

QUALITY CONCRETE PRODUCTS, INC. (SEAL)
A Corporation
By: *Frank Towers Rice*
President *Alex A. Moss*
Secretary Alex A. Moss

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 29th day of June 1967
Manson G. Davis (SEAL)
Notary Public for South Carolina.

Ronald L. Stitt

RECORDED this 7th day of August 1967, at 2:51 P. M., No. #4142

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