STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, the KEYSTONE CONSOLIDATED INDUSTRIES, INC., a corporation chartered under the laws of the State of Delaware, and having a principal place of business at 4835 LBJ Freeway, Suite 300, Dallas, Texas, 75234, in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto KEYCON HARDWARE PRODUCTS, INC., its successors and assigns forever, the following described property, to-wit:

BEGINNING at an old iron pin on the Southern side of the right-of-way of Old Mill Road, at the joint corner of the within tract and property now or formerly of C. S. Sauer Company (said iron pin being 907 feet, more or less, from the intersection of Old Mill Road and Laurens Road and 50.4 feet from the center line of the Seaboard Coastline Railroad right-of-way) and running thence, along the southern edge of the right-of-way of Old Mill Road, S. 61-14 E., 391.17 feet to an old iron pin; thence S. 58-56 E., 370.16 feet to an old iron pin; thence S. 59-13 E., 299.87 feet to an old iron pin; thence S 58-29 E., 285.71 feet to an old iron pin in the line of property now or formerly of GIS Tools and Supplies, Inc.; thence turning and leaving Old Mill Road and running S. 41-03 W., 299.98 feet to an old iron pin; thence S. 58-19 E., 150.09 feet to an old iron pin; thence N. 41-00 E., 299.91 feet to an old iron pin on the southern edge of the right-of-way of Old Mill Road; thence S. 56-40 E., 260.7 feet to an old iron pin in the line of property now or formerly of Annie S. Fowler; thence, turning and leaving Old Mill Road and running S. 41-00 W., 1383.93 feet to an old iron pin in the line of property now or formerly of the C.S. Sauer Company; thence N. 45-34 W., 255.96 feet to an old iron pin; thence N. 50-20 W., 658.70 feet to an old iron pin; thence S. 79-25 W., 120.29 feet to a railroad spike on or near the eastern edge of the right-of-way of US Highway 276 (also known as Laurens Road) thence, along the eastern edge of said right-of-way N. 11-40 W., 108.31 feet to an old iron pin; thence N. 13-10 W., 229.35 feet to an old iron pin in the line of property now or formerly of the C. S. Sauer Company; thence turning and leaving US Highway 276 and running N. 15-13 E., 195.49 feet to an old iron pin; thence N. 15-11 E., 500.24 feet to an old iron pin in the center line of the Seaboard Coastline Railroad right of way; thence N. 15-12 E., 384.00 feet to an old iron pin on the southern edge of the right-of-way of Old Mill Road, the point and place of beginning.

SUBJECT to such liens, secured interests, and easements of record as well as all visible and apparent easements the existence of which do not appear to record in Greenville County, South Carolina.

Der: Portion of property of Jacksonville Shipyard, Increcorded June 19, 1979, Deed Bk 1105 rage 103.

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