

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Vol 1027 12-853

KNOW ALL MEN BY THESE PRESENTS, that Ballard Concrete Co., 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 Fifty Thousand and No/100 (\$50,000.00) -----  
----- 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 James F. Zupan and Jerry F. Smith, their heirs and assigns forever:

ALL that piece, parcel or tract of land situate, lying and being on the south-  
eastern side of a 30 foot drive near Mauldin being shown as Tract #2 containing  
5 acres on a plat prepared by Piedmont Engineers and Architects, June 3, 1963  
and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book DDD  
at Page 103 and according to said plat has the following metes and bounds, to-wit  
BEGINNING at an iron pin in the center of a 30 foot drive at the joint corner of  
Tracts 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 front-  
age road near Highway 276); running thence along the line of Tract 3, S. 35-30  
E., 450 feet to an iron pin; thence continuing along the line of Tract 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; running 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; running thence with the center of Greer Drive S. 53-45 W., 14 feet to an  
iron pin; thence leaving Greer Drive and running with the center of said 30 foot  
drive the following courses and distances, to-wit: 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; S. 54-30 W., 373.4 feet to  
an iron pin, the beginning corner. - 299 - 292 - 1 - 14.2

This is the same property conveyed to the Grantor herein by deed of Quality  
Concrete Products, Inc. recorded in the R.M.C. Office for Greenville County in  
Deed Book 825 at Page 449.

This conveyance is made subject to easements, conditions, covenants, restrictions  
and rights of way which are a matter of record and actually existing on the  
ground affecting the above described property.

The Grantee herein assumes and agrees to pay Greenville County property taxes  
for the year 1976 and all subsequent years.

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 of 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 au-  
thorized officers, this 28 day of November 19 75.

SIGNED, sealed and delivered in the presence of:

Ballard Concrete Co., Inc. (SEAL)

A Corporation

By: *Henry B. Ballard*  
President

Secretary

*James C. Blalock, Jr.*  
*James F. Zupan*

Greenville County  
55.00  
PROBATE



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 28 day of November 19 75.

*James F. Zupan* (SEAL)  
Notary Public for South Carolina  
My commission expires *July 16, 1980*

*James C. Blalock, Jr.*

RECORDED this day of NOV 28 1975 at 2:58 P. M., No. 14085

0.853

4328 RV-23