

TITLE TO REAL ESTATE—Offices of Earle & Bozen

at Law, Greenville, S. C.

# State of South Carolina,

Greenville County



GREENVILLE CO. S. C.

JUL 25 11 39 AM 1959

Know all Men by these presents, That We, W. T. Cooke, Jr. and Mariann B Cooke, of Greenville County

in the State aforesaid, in consideration of the sum of Exchange of property valued at Two Thousand Two Hundred Seventy Two and 45/100 (\$2,272.45) ----- Dollars and assumption of mortgage hereinafter mentioned to us paid by J. W. Pitts

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J. W. Pitts, his heirs and assigns forever:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, at the southwestern corner of the intersection of Skyland Drive and Earnshaw Avenue, in San Souci Heights Subdivision as shown on plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book Z at Page 53, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of a three (3) foot sidewalk running along Earnshaw Avenue, said pin being the joint front corner of Lots Nos. 58 and 59; thence along the northern line of Lot No. 58 S. 59-05 W. 107.8 feet to an iron pin, joint rear corner of Lots Nos. 58 and 59; thence along the eastern line of Lot No. 60, N. 35-13 W. 77 feet to an iron pin on the southern edge of a three (3) foot sidewalk running along Skyland Drive, said pin being the joint corner of Lots Nos. 59 and 60; thence along the southern edge of said sidewalk, N. 68-40 E. 110 feet to an iron pin; thence along the western edge of said sidewalk running along Earnshaw Avenue, S. 35-35 E. 61 feet to an iron pin, the beginning corner; being the same conveyed to us by Ben F. Perry by his deed dated December 2nd, 1950 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 428 at Page 219. The above described lot is known as Lot No. 59, San Souci Heights.

As a part of the consideration for this conveyance, the grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage, in the original sum of Five Thousand Nine Hundred and no/100 (\$5,900.00) Dollars executed by the grantors to the Prudential Insurance Company of America and recorded in the R. M. C. Office for Greenville County in Mortgage Book 489 at Page 529, the balance due thereon being the sum of Four Thousand Seven Hundred Twenty Seven and 55/100 (\$4,727.55) Dollars as of this date.

439-7-1

