

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

*170 Cleveland St.
Greenville S.C. 29607*

RECORDED
10 25 AM '80
H.C. STANLEY

BOOK 1125 PAGE 53

KNOW ALL MEN BY THESE PRESENTS, That Eva J. Mitchell

in the State aforesaid, in consideration of the sum of Twenty Nine Thousand and No/100 (\$29,000.00)

----- Dollars
to ^{me} in hand paid at and before the sealing of these presents
by Eva J. Mitchell

(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 Willaim A. Mitchell, Jr. his heirs and assigns forever.

All that lot of land situate in the State and County aforesaid near the Laurens Road and East of the City of Greenville designated as part of Lot No. 58 in sub-division of East Over as shown by plat, recorded Plat Book "F", Page 42, having the following metes and bounds, to-wit.

BEGINNING at a stake in joint lines of Lots No. 56 and 58, and 57 feet N.W. from joint corners of Lots No. 57 and 58 and running thence with joint lines of Lots No. 56 and 58, 57 feet to line of Lot No. 57, thence with the line of Lot No. 57 N. 64-30 E., 153.5 feet to Beachwood Avenue, thence in a North Westerly direction with Beachwood Avenue 61.6 feet to stake in line of Lot No. 59, thence in a straight line approximately 140 feet to the beginning, this being all of Lot No. 58 except a small triangle with a base of 3 feet on the rear line of lot No. 58 and adjoining Lot No. 59.

This being the same property conveyed to W. A. Mitchell by deed of G.B. Lee recorded May 23, 1923 in the RMC Office for Greenville County, South Carolina, in Deed Book 90 at Page 31. The said W. A. Mitchell died testate as by his will on file in the office of the Probate Court for Greenville County, S.C. in apt. 1373 at file 12 and in his will the property was devised to the Grantor herein.

ALSO all that certain piece, parcel or lot of land in Greenville County, Greenville Township, near the City of Greenville, on the Western side of Beachwood Avenue, being known as Lot. No. 59 and a small triangular portion of Lot No. 58, having a rear base of 3 feet, on plat of "Eastover" made by R. E. Dalton, Engineer, July, 1920, recorded in Plat Book "F" at Page 42, and having the following metes and bounds, to-wit.

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BEGINNING at a point on the western side of Beechwood Avenue, corner of Lot.No. 60, 137.2 feet S.E. from Arden Street, and running thence with the line of Lot No. 60 S. 64-30 W. 119.6 feet to corner of Lot No. 56; thence with the line of said Lot S. 25-30 W. 63 feet to corner of property now or formerly owned by W. A. Mitchell; thence with the line of said property in a northeasterly direction approximately 140 feet to joint corner of Lots No. 59 and 58 at Beechwood Avenue; thence with the Western side of Beechwood Avenue in a Northwesterly direction 63.2 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by deed of G. B. Lee, recorded Feb. 23, 1937 in the RMC Office for Greenville County, South Carolina, in Deed Book 193 at Page 243.

This conveyance is made subject to any restrictions, zoning ordiances, easements that may appear of record on the recorded plat or premises.

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