

State of South Carolina

County of Greenville.

Whereas, James P. Boyce, late of the County of Greenville and State of South Carolina, departed this life leaving of full force and effect his last will and testament, which was executed in accordance with the laws of the State of Kentucky, in which State he resided at the time of his death, but which, by reason of the fact that it had only two attesting witnesses, was insufficient to pass the title to the land in the State of South Carolina; and

Whereas, the said James P. Boyce left surviving him as his heirs at law and distributees his widow (who thereafter died intestate and without having remarried, leaving as her sole heirs at law her three daughters who hereinafter named) and his three daughters, Frances W. Boyce, Lucy G. Boyce and Elizabeth F. Boyce, are now the sole owners of the lands hereinafter described, which are portions of the lands of which the said James P. Boyce was seized and possessed in fee simple at the time of his death; and

Whereas, the said Frances W. Boyce and Lucy G. Boyce executed and delivered unto the said Elizabeth F. Boyce a certain power of attorney bearing date November 10th, 1903, and duly recorded in the office of the Register of Mesne Conveyances for Greenville County, South Carolina, in Book "HHH" of Deeds at page 775, authorizing and empowering the said Elizabeth F. Boyce, for and on behalf of the said Frances W. Boyce and Lucy G. Boyce, to sell and in their names to convey by deed in parcels the land above referred to; and

Whereas, on the 6th day of September, 1907, the said Elizabeth F. Boyce, et al, conveyed the premises above mentioned, including the lot herein described, to Joseph A. McCullough, et al, which deed is recorded in Book "YYY" at pages 445 and 446; and

Whereas, on the 20th day of September, 1907, Joseph A. McCullough, and others conveyed in trust the said property to T. F. Hunt as Trustee, which deed is recorded in R. M. C. office for said County and State, Book "PPP," page 140, reference to which is hereby craved.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, T. F. Hunt as Trustee, for and in consideration of the sum of

Twenty-four hundred and forty-five Dollars

to me in hand paid at and before the sealing of these presents by C.S. Webb

(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 C.S. Webb, his heirs and assigns

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville and County of Greenville, and being a portion of Boyce's addition to Greenville and having the following metes and bounds according to a plat thereof now recorded in the office of Register

Mesne Conveyances for County of Greenville, State of South Carolina, in Plat Book "A" at pages 179 to-wit:

Commencing at iron pin S. side of Whitsett Street, joint corner of lots No. 3 and 4, thence S. 15° 0' E. one hundred twenty-six feet one inch to iron pin on 10 foot alley; thence N. 76° 45' E. sixty-six feet eight inches to iron pin joint corner of lots No. 4 and 5; thence N. 15° 0' W. one hundred twenty-six feet one inch to iron pin on Whitsett Street; thence S. 76° 45' W. sixty-six feet eight inches to iron pin the beginning.

Also Commencing at an iron pin S/W corner of North Street and Boyce Ave.; thence S. 15° 0' E. along Boyce Ave, one hundred twenty-six feet one inch to 10 foot Alley; thence S. 76° 45' W. Seventy-one feet eight inches to iron pin, joint corner of Lots No. 5 and 6; thence N. 15° 0' W. one hundred twenty-six feet one inch to iron pin on North Street; thence N. 76° 45' E. seventy-one feet eight inches to the beginning.

Also Commencing at iron pin S/E cor. of North St. & Boyce Ave. thence S. 15° 0' E. one hundred twenty-six feet one inch to iron pin on 10 foot Alley; thence N. 76° 45' E. seventy one feet eight inches to iron pin cor. Lot No. 2; thence N. 15° 0' W. one hundred twenty-six feet one inch to iron pin on North Street; thence S. 76° 45' W. seventy one feet eight inches to iron pin the beginning.

and known as lot No. No. 4 Blk. 3 Whitsett St. Lot No. 6, Blk. 1.- Lot 1, Blk. 7- North Street & Boyce Avenue.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, in any wise incident or appertaining.