

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...

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...

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...

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...

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 PPF, page 140.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, T. F. Hunt as Trustee, for and in consideration of the sum of Three hundred and forty two Dollars to me in hand paid, at and before the sealing of these presents by T. F. Hunt...

(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 T. F. Hunt 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 page 178 to-wit: Commencing at an iron pin on W. side of Boyce Avenue joint corner of Lots Nos. 4 & 6, thence S. 76° 45' W. along joint lines of said lots two hundred five feet to an iron pin joint corner of Lots Nos. 4, 6, 3 & 5, thence S. 15° 0' E. along joint lines of lots Nos. 5, 7, 6 & 8 one hundred sixteen feet to iron pin joint corner of lots Nos. 7 & 8 and Pride and Patton's, thence in an easterly direction along joint lines of Pride and Patton's lot and Lot No. 9 two hundred seven feet to an iron pin on Boyce Ave. thence N. 15° 0' W. along Boyce Ave. one hundred and three feet and three inches to an iron pin the beginning, survey of J. T. Lawrence, revised Jan. 22nd, 1908.

Upon condition however, which is a part of the consideration of this deed that the purchaser nor his grantee or grantess heirs or assigns shall not erect a building costing less than \$1500 complete nor within fifteen feet from line of side walk abutting said property, which condition is hereby declared to be a condition subsequent.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, in any wise incident or appertaining. TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said T. F. Hunt, his Heirs and Assigns forever.

And I, T. F. Hunt, as Trustee, do hereby bind myself, my successors, heirs, executors and administrators to warrant and forever defend all and singular the said Premises unto the said T. F. Hunt, his Heirs and Assigns forever.

Heirs and Assigns, against myself and my Heirs, Successors and Assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 12th day of March in the year of our Lord, one thousand, nine hundred, nine and in the one hundred and thirty third year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Harriet E. Stewart, Thos. T. Goldsmith, T. F. Hunt, Trustee.

STATE OF SOUTH CAROLINA, Greenville, County. Thos. T. Goldsmith and made oath that he PERSONALLY appeared before me Harriet E. Stewart and as his act and deed, deliver the within deed, and that he, with Harriet E. Stewart witnessed the execution thereof.

SWORN to before me this 12 day of March A. D., 1909. Thos. T. Goldsmith. E. M. Blythe, Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville. I, Elizabeth F. Boyce, in my own right and as attorney in fact for Frances W. Boyce and Lucy G. Boyce, for value received hereby release unto T. F. Hunt his heirs and assigns forever the within described land from the lien of a certain mortgage executed to me by Joseph A. McCullough and others, dated the 6th day of September, 1907, and recorded in R. M. C. office for Greenville County and State aforesaid, book XX, page 331.

Witness my hand and seal this 15 day of March 1909. Signed, Sealed and Delivered in the Presence of C. S. Root, Elizabeth F. Boyce, Frances W. Boyce, Lucy G. Boyce, W. F. Scroufe.

PERSONALLY comes C. S. Root who upon oath says that he saw the above named Elizabeth F. Boyce, sign, seal and deliver the above release, for the purposes therein named, and that he with W. F. Scroufe witnessed the execution thereof.

SWORN to before me this 15th day of March 1909. C. S. Root.

A. S. Taylor, Commissioner for South Carolina. Recorded for Apl. 16th 1909.

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 page 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 PPF, 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 Six Hundred Dollars to me in hand paid, at and before the sealing of these presents by Greenville Real Estate, Loan and Insurance Company...

(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 Greenville Real Estate, Loan and Insurance Company 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 page 178 to-wit: Commencing at iron pin on south-west corner

of Toy Street and 15' alley, thence S. 76° 45' W. along said alley one hundred and fifty feet to an iron pin corner of Lot No. 4, thence S. 15° 0' E. along line of Lots 4, 4 1/2 and 5, sixty four feet four inches to an iron pin, thence N. 76° 45' E. one hundred and fifty feet and three inches along lines of Lots No. 5 and 5 1/2 to an iron pin on Toy Street, thence N. 15° 0' W. along said street fifty four feet to an iron pin the beginning. Survey of J. T. Lawrence Jan. 22, 1908. Upon condition however, which is a part of the consideration of this deed that the purchaser nor his grantee or grantess heirs or assigns, shall not erect a building costing less than \$1500 complete nor within fifteen feet from line of side walk abutting said property, which condition is hereby declared to be a condition subsequent.

and known as lot No. 5, Block 7. TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, in any wise incident or appertaining. TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Greenville Real Estate Loan & Insurance Company, its Heirs and Assigns forever.

And I, T. F. Hunt, as Trustee, do hereby bind myself, my successors, heirs, executors and administrators to warrant and forever defend all and singular the said Premises unto the said Greenville Real Estate Loan and Insurance Company, its Heirs and Assigns forever.

Heirs and Assigns, against myself and my Heirs, Successors and Assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 15th day of April in the year of our Lord, one thousand, nine hundred, nine and in the one hundred and thirty third year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Thos. T. Goldsmith, Harriet E. Stewart, T. F. Hunt, Trustee.

STATE OF SOUTH CAROLINA, Greenville, County. Harriet E. Stewart and made oath that he PERSONALLY appeared before me Thos. T. Goldsmith and as his act and deed, deliver the within deed, and that he, with Thos. T. Goldsmith witnessed the execution thereof.

SWORN to before me this 15th day of April A. D., 1909. Harriet E. Stewart. E. F. Beattie, Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville. I, Elizabeth F. Boyce, in my own right and as attorney in fact for Frances W. Boyce and Lucy G. Boyce, for value received hereby release unto Greenville Real Estate, Loan & Insurance Company, its heirs and assigns forever the within described land from the lien of a certain mortgage executed to me by Joseph A. McCullough and others, dated the 6th day of September, 1907, and recorded in R. M. C. office for Greenville County and State aforesaid, book XX, page 331.

Witness my hand and seal this 21st day of April 1909. Signed, Sealed and Delivered in the Presence of John E. Taylor, Elizabeth F. Boyce, Frances W. Boyce, Lucy G. Boyce.

PERSONALLY comes John E. Taylor who upon oath says that he saw the above named Elizabeth F. Boyce, sign, seal and deliver the above release, for the purposes therein named, and that he with Elizabeth Imbach witnessed the execution thereof.

SWORN to before me this 21st day of April 1909. John E. Taylor.

A. S. Taylor, Commissioner for South Carolina. Recorded for Apl. 24th 1909.