

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

Fifty-two hundred and fifty

Dollars

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

(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 William C. Cleveland, 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 383 to-wit:

Beginning at a stake at the intersection of North Street and Laurens Road; thence with North Street S. 69 15' W. 62 feet to a stake corner of lot No. 135, Block H.; thence with line of said lot 262 feet to corner of lot No. 136; thence with line of said lot 94 feet to Whitsett Street; thence across said Street to corner lot No. 137; thence with line of said lot 91- $\frac{1}{2}$ feet to corner of lot 138; thence with line of said lot 90 feet to corner of lot No. 139; thence with line of said lot 90 feet to corner of lot No. 140; thence with line of said lot 90 feet to corner of lot No. 141; thence with line of said lot 76 feet to corner of lot No. 142; thence with line of said lot 76 feet to corner of lot No. 143; thence S. 12 W. 277 feet crossing right of way of C. & W.C. R.R. to stake at N.E. corner of lot No. 35, Block C.; thence with line of said lot S. 17 15' E. 235 feet to Washington Road; thence diagonally across Washington Road to N.E. corner of lot No. 8, Block B.; thence with line of said lot S. 17 15' E. 150 feet to line of lot No. 11; thence with line of lot No. 11, S. 72.45' W. 50 feet to intersection of lots 8, 11 and 12 on ten foot alley; thence with alley in a S.W. direction 130.6 feet to corner lots Nos. 14 and 15; thence again with said alley S. 43 15' W. 331 feet to a stake on W.C. Cleveland's land; thence S. 44 30' E. crossing Milford Avenue and Richland Creek to a stake corner of W.C. Cleveland's land; thence with said W.C. Cleveland's line N. 48 15' E. to a stake on Cleveirvine Avenue; thence N. 41- $\frac{3}{4}$ W. with said avenue to a bend at creek; thence again with said Avenue N. 57- $\frac{1}{2}$ W. to a bend; thence again with said Avenue in N.W. direction to a stake on S side of Washington Road; thence diagonally across said road in a N.W. direction to a stake at the S.W. corner of said road and Richland Way; thence with said Richland Way N. 17 30' W. to a stake in right of way of C. & W.C. R.R.; thence with Richland Way N. 22 E. to a bend; thence again with said Richland Way N. 9- $\frac{1}{4}$ E. to a stake at the intersection of Whitsett Street and Ebaugh Avenue; thence diagonally across Whitsett Street in a N.W. direction to a stake on N. side of said Street; thence with unnamed Street N. 35 E. to a stake near Laurens Road; thence N. 32 W. 300 feet crossing Richland Creek to the beginning corner. This deed is made upon the express condition that no portion of the above described property shall be sold to or permitted to be occupied by persons of African descent and that this condition is made a condition subsequent.

and known as lot No. _____

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