

Know all Men by these Presents, That WHEREAS, Frances W. Boyce and Lucy G. Boyce, by a certain power of attorney under their hands and seals dated November tenth in the year nineteen hundred and three and duly recorded in the R.M.C. Office for Greenville County in Book A.M.H. Pg. 775, did authorize and empower Elizabeth F. Boyce to sell and in their name convey by deed in parcels, certain lands, of which the lot hereinafter described is a part, now, therefore,

KNOW ALL MEN BY THESE PRESENTS, That we Elizabeth F. Boyce, Frances W. Boyce, and Lucy G. Boyce, of the District of Columbia, being the heirs at law of James F. Boyce, deceased, in the State aforesaid, for and in consideration of the sum of Nine hundred and fifty Dollars, to us in hand paid at and before the sealing of these presents by

Ellen B. Estes, of the City of Greenville, 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 Ellen B. Estes, all that piece, parcel and lot of land on Ward two in the City of Greenville, County of Greenville, State of South Carolina, and more particularly described in Plat of "Boyce Addition" recorded in the office R.M.C., Plat Book A., Pages 90 and 91, having the following metes and bounds: Commencing at an iron pin 100' east of corner of Williams and North Streets to corner of lots #1 and #2, thence S. 15-0 E. 185' along line of lot #1 to an iron pin on a 15 foot Alley thence N. 76-45 E. along said Alley 100' to corner of lot #3 thence, N. 15-0 W. 185' along line of lot #3 to an iron pin on south side of North Street thence, S. 76-45 W. 100' along North Street to the beginning. Bounded on North by North Street; on west by lot #1, now owned by Mrs. Johanne Knebal; on south by 15 foot Alley and on east by lot #3, as shown in Block 7, known as lot #2 of above described Plat.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining. TO HAVE AND TO HOLD, all and singular the said premises before mentioned, unto the said Ellen B. Estes, her Heirs and Assigns forever

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular, the said premises unto the said Ellen B. Estes, her

Heirs and Assigns, against us and our Heirs, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 26th day of June A. D. 1905 in the year of our Lord one thousand, nine hundred and five and in the one hundred and twenty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of,

J. M. Mattice, E. L. Mattice,

Frances W. Boyce, by Elizabeth F. Boyce, Atty in fact Lucy G. Boyce, by Elizabeth F. Boyce Atty in fact Elizabeth F. Boyce,



State of South Carolina, District of Columbia, County

PERSONALLY appeared before me J. M. Mattice, Attorney in the within named Elizabeth F. Boyce for herself and as fact sign, seal and as her own act and deed deliver the within written deed; and that he with E. L. Mattice, witnessed the execution thereof.

SWORN to before me this 26th day of June, A. D. 1905. Wm. A. Easterday, Notary Public, S. C.

F. M. Mattice,

DISTRICT OF COLUMBIA, ss:

I, JOHN R. YOUNG, Clerk of the Supreme Court of the District of Columbia, the same being a Court of Record, having a seal, do hereby certify that W. A. Easterday before whom the annexed instrument in writing was executed, and whose name is subscribed thereto, was at the time of signing the same a NOTARY PUBLIC in and for said DISTRICT, duly commissioned and sworn, and authorized by the laws of said DISTRICT to take the acknowledgment and proof of deeds and other instruments in writing, to be recorded in said District, and to administer oaths; and that I am well acquainted with the handwriting of said Notary Public and verily believe that the signature to said instrument is genuine. IN WITNESS WHEREOF, I have hereunto subscribed my hand and affixed the seal of said Court, at the City of Washington, D.C., the 27 day of July, A. D. 1905. (Court Seal)

John R. Young, Clerk,

Recorded for January 15th, 1906. Notary Public, S. C.