

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

Three hundred and twenty

Dollars

to me in hand paid at and before the sealing of these presents by William Goldsmith

(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 Goldsmith 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 & 383 to-wit:

Commencing at iron pin S/W corner of lot No. 11 and C. & W.C. R.R. Right of way; thence a northeasterly direction along right of way of said railroad five hundred and seventy-two feet, more or less to W.C. Cleveland's line as shown on plat W.A. Adams, July 1909-East Park recorded P/B "A" page 383; thence N. 12 E. along Cleveland's line one hundred feet, more or less, to iron pin on joint corner of lots No. 142 & 143 of same plat; thence in a Western direction along the rear lines of lots 143 & 144, same plat and lots 9, 8, 7, 6, 5 & 4 in Block 14, survey of J.T. Lawrence June 1908, recorded P/B, pages 179, five hundred sixty-four feet and eleven inches to joint corner of lots No. 4 & 5, thence S. 15° 0' E. along rear lines of lots 5, 7, 9 & 11, two hundred, thirty-eight feet and eight inches to iron pin on Right of way of C. & W.C. R.R. the beginning.

(Upon condition, however, which is a part of the consideration of this deed that the purchaser nor his grantee or grantees, heirs or assigns shall not sell, rent or otherwise dispose of the above described property to a person or persons of African descent, which condition hereby is declared to be a condition subsequent).

and known as lot No. 12 and a portion of lot shown of first mentioned plat.

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