

State of South Carolina, (Deed)
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 re-married leaving as her sole heirs at law her three daughters, hereinafter named) and his three daughters Frances W. Boyce, Lucy G. Boyce and Elizabeth F. Boyce who are now the sole owners of the land 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 Nov. 10, 1903 and duly recorded in the office of the Register of Mesne Conveyance 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; NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That We, Frances W. Boyce, Lucy G. Boyce and Elizabeth F. Boyce, of the District of Columbia, in the United-States of America, for and in consideration of the sum of Thirty-Seven Thousand Eight Hundred Dollars (\$37,800.00) to us in hand paid at and before the sealing of these presents by Joseph A. McCullough, D.W. Ebaugh, T.F. Hunt, H.W. Hunt, Charlotte R. Smith, and William Goldsmith, Jr., (the receipt whereof is heroby acknowledged) have granted, bargained, sold and released unto the said Joseph A. McCullough, D.W. Ebaugh, T.F. Hunt, H.W. Hunt, Charlotte R. Smith and William Goldsmith, Jr., All those certain pieces, parcels or lots of land situate, lying and being in the Second Ward of the City of Greenville in the County of Greenville and State of South Carolina, being portions of Boyce's Addition to Greenville and having respectively the following metes and bounds, according to a Plat thereof now recorded in the office of the Register of Mesne Conveyances for the County of Greenville, State of South Carolina, in Plat book "A" at page 90 and 91 to wit:-(1) That lot known as Lot No. 5 of block 3 on said Plat, Beginning at a stake on the North side of East McBee Avenue at bend of Street and on corner of lot of W.C. Cleveland, and running; thence along Cleveland's line N. 31 Deg. 15 min. E. 172 ft. and 1 in. to corner of lot No. 4; thence N. 72deg. 50 min. W. 245 ft. 9 in. along line of lots Nos 1,2,3, and 4 to a stake; thence S. 17deg. 40 min. E. 202 ft. to a stake on the North side of McBee Avenue; thence S. 71deg. 30 min. E. 87 ft. to the beginning point; (2) Also all those two lots known as lots Nos. 2 and 3 of Block 2 on said Plat, having collectively the following metes and bounds to wit:- Beginning at a stake on the North-east corner of East Washington Street and Broadus Avenue and running along said Washington Street S. 73 deg. 3 min. E. 153 ft. to a stake on the corner of lot No. 4; thence N. 17 E. 137 ft. 6 in. along line of lot No. 4 to a stake, which is the common corner of lots No. 2,3,4,6, and 7; thence N. 41deg. W. 82 ft. along the line of lot No. 7 to a stake on the corner of Lots Nos. 1 and 8; thence S. 64 deg. 36 min. W. 167 ft. 6 in. along line of lot No. 1 to a stake on the East side of Broadus Avenue; thence along said Avenue S. 15 deg. 10 min E. 77 ft. 8 in. to the beginning corner; (3) Also all that lot known as lot No. 3 on Block 7 according to said Plat; Beginning at a stake on the South-west corner of Toy Street and East North Street, and running; thence along said North Street S. 76 deg. 45 min. W. 100 ft. to a stake on corner of lot No. 2; thence S. 15 deg. E. 185 ft. along line of lot No. 2 to a 15 ft. alley; thence along said alley N. 76 deg. 45 min. E. 100 ft. to a stake on the West side of Toy Street; thence along Toy Street N. 15 deg. W. 185 ft. to the beginning corner; (4) Also all those 3 lots known as lots No. 4, 5 and 10 on block 7 of said Plat, said three lots having collectively the following metes and bounds to wit: Beginning at a stake on the North-west corner of lot No. 10 and running; thence S. 15 deg. E. 96 ft. 6 in. along the line between lot No. 6 and lot No. 10 to a stake on the North side of the 15 ft. alley; thence along said North side of said Alley in an Easterly, or Northeasterly direction 151 ft. to a stake on the West side of Toy Street; thence along said Toy Street N. 15 deg. W. 162 ft. to a stake on the corner of another 15 ft. alley; thence along said last mentioned alley S. 76 deg. 45 min. W. 300 ft. to a stake on the East side of Williams Street; thence along said Williams Street S. 15 deg. 1 min. E. 112 ft. to a stake on the Northwest corner of lot No. 6; thence 150 ft. 3-1/3 in. in a straight line to the beginning corner, following the line between lots No. 4 and 6; (5) Also all that lot known as lot No. 9 on Block 7 of said Plat, beginning at a stake on the Northwest corner of Toy and Petigru Streets and running; thence along the West side of Toy Street N. 15 W. 200 ft. to a stake on the South side of the 15ft. alley; thence along said alley in a Westerly or South-westerly direction 101 ft. to a stake on the corner of lot No. 8; thence S. 15 deg. E. 200 ft. along line of lot No. 8 to a stake on the North side of Petigru Street; thence along said Petigru Street N. 65 deg. E. 101 ft. to the beginning corner; (6) Also all of the land shown on said Plat belonging to the grantors herein which lies East of Toy Street excepting Lots Nos. 6, 7 and 8 of Block 17 (which lots No. 5, 7 and 8 have been sold to Pride and Patton); the tract conveyed by this clause of the present deed being approximately described as follows, to wit:- Beginning at a stake on the South side of Washington Street near the Old Cemetery and lying opposite lot No. 9 of Block 17 on said Plat and running; thence S. 42 deg. E. 1185 ft. to a stake 3X CM; thence North 47 deg. 30 min. E. 2374 ft. to an iron stake on the Southeast side of Washington Street, or Road; thence S. 49 deg. 30 min. E. 197 ft. to an iron stake; thence N. 32 deg 30 min. E. 462 ft. to an iron stake on the South side of Laurens Road; thence following the South side of said Laurens Road in a general North-westerly direction (crossing the Greenville & Laurens, or Charleston and Western Carolina Railroad and Richland Creek) to a stake on the South side of North Street on the Northeast corner of lot No. 6 of Block 13 according to said Plat; thence along the South side of North Street in a general Westerly or Southwesterly direction to the corner of Toy Street; thence along the East side of said Toy Street to a stake 222 ft. from Washington Street on the Southwest corner of lot No. 5 of Block 17 of said Plat; thence along the South side of lot No. 5 of Block 17 on said Plat 306 ft. to a stake on the Southeast corner of said Lot No. 5; thence S. 18 deg. 15 min. E. 221 ft. 1 in. along line of lot No. 8 to a stake on the North side of Washington Street being the South west corner of Lot No. 9 of Block 17; thence crossing Washington Street to the beginning corner, (subject, of course to the easement of the Public of said Washington Street) (it being distinctly understood and agreed that the small triangle bounded by Broadus Avenue, Petigru Street and East Washington Street, lying South of Block 1, West of Block 2 and North of Block 3 and shown on said Plat, is not described in this deed, and is not intended to be conveyed hereby, but is reserved by said grantors);

(see next page for remainder of this Deed)