

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

One Dollar and other considerations Dollars

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

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 stake on Smith Avenue, corner of a 10 foot alley: thence with said alley parallel with line of lot 151-150 feet to stake on line of lot No. 66, thence with said line 16 1/2 feet to stake, corner of spring lot; thence with line of Spring Lot 53 1/2 W. 75 feet to stake on South side of Boyce Spring Avenue; thence along Boyce Spring Ave. 90 feet to iron pin at angle of Avenue; thence continuing with said Avenue 138 1/2 feet to intersection of Smith Avenue thence with said Smith Avenue 245 feet to the beginning. Being the Park and Spring lot combined.

Also triangle lot on Washington Road beginning at stake on South side Washington Road; thence S. 44 1/2 feet to stake on right of way of C. & W.C. R.R.; thence with said right of way N. 36° 10' E. 75 feet to stake on Washington Road; thence with said Road S. 72 3/4 W. 82 feet to the beginning

(Upon condition, however, which is a part of the consideration of the Bond for Title, 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 of african descent, which condition is 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.