

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 page 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 Six hundred Dollars

to me in hand paid, at and before the sealing of these presents by Thomas C. Johnson

(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 Thomas C. Johnson

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 page 177 to-wit: Commencing at an iron pin W. side of Toy

Street 54' S. of a 15 foot alley, running S. 76° 45' 150' 3" along Lots No. 5 and 5-1/2 to an iron pin on line of lot No. 4-2; thence S. 15° 0' E. 64' to iron pin corner of Lot No. 10; thence N. 76° 45' E. 150' 3" to iron pin on Toy Street; thence N. 15° 0' W. along Toy Street 54' to the beginning Block 7, Lot 5-1/2 sub, division of Boyce addition to Greenville, Jan. 22, 1908.

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 D.E. Stephan 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, residing therein duly commissioned and sworn, and authorized by the Laws of said District to take the acknowledgment and proof of deeds or conveyances of lands, tenements, or hereditaments 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 name and affixed the seal of said Court, at the City of Washington, D.C. the 17th, day of April, A.D. 1908.

and known as lot No. Lot No. 5-1/2  
TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Thomas C. Johnson, his Heirs and Assigns forever.

And I, T. F. Hunt, as Trustee, do hereby bind myself, my successors, heirs, executors and administrators to warrant and forever defend all and singular the said Premises unto the said Thomas C. Johnson, his

Heirs and Assigns, against myself and my Heirs, Successors and Assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 27th day of March in the year of our Lord, one thousand, nine hundred, eight and in the one hundred and 32nd, year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of  
Harriet E. Stewart, T.F. Hunt, Trustee (SEAL)  
Bettie Rowland (SEAL)

STATE OF SOUTH CAROLINA, }  
County of Greenville }  
PERSONALLY appeared before me Harriet E. Stewart and made oath that he saw the within named T. F. Hunt, as Trustee, sign, seal and as his act and deed, deliver the within deed, and that he, with Bettie Rowland witnessed the execution thereof.

SWORN to before me this 27 day of March A. D., 1908 }  
of T.E. McCullough (SEAL) }  
Notary Public for S. C. }  
Harriet E. Stewart

STATE OF SOUTH CAROLINA, }  
County of Greenville. }  
I, Elizabeth F. Boyce, in my own right and as attorney in fact for Frances W. Boyce and Lucy G. Boyce, for value received hereby release unto Thomas C. Johnson heirs and assigns forever the within described land from the lien of a certain mortgage executed to me by Joseph A. McCullough and others, dated the 6th day of September, 1907, and recorded in R. M. C. office for Greenville County and State aforesaid, book XX, page 331.

Witness my hand and seal this 17th day of April 1908  
Signed, Sealed and Delivered in the Presence of }  
D.E. Stephan, (Seal) } by her Atty. in fact Elizabeth F. Boyce, (Seal)  
D.E. Gulick, (Seal) } by her Atty in fact Lucy G. Boyce, (Seal)  
PERSONALLY comes D.E. Stephan who upon oath says that he saw the above named Elizabeth F. Boyce, sign, seal and deliver the above release, for the purposes therein named, and that he with D.E. Gulick witnessed the execution thereof.

SWORN to before me this 17 day of April 1908 }  
of D.E. Stephan, (SEAL) }  
Notary Public for S. C. }

Recorded for April 29th, 1908 190



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 erect a building costing less than \$1500 complete nor within fifteen feet from line of side-walk abutting said property, which condition is hereby declared to be a condition subsequently.

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 page 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 Six hundred Dollars

to me in hand paid, at and before the sealing of these presents by Walton R. Childress

(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 Walton R. Childress

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 page 178 to-wit: Commencing at iron pin corner of fifteen foot

alley 215' N. from Rettigruer Street; thence S. 65° 0' E. 150' 3" along said alley to iron pin corner of Lot No. 6; thence N. 150° 0' E. 64' 4" to an iron pin corner of Lots No. 6 and 5-2; thence N. 76° 45' E. 150' 3" to an iron pin to Toy Street; thence S. 15° 0' E. along Toy Street 54' to the beginning, known as Block 7, lot 10 revised sub-division Boyce Lawn Addition Greenville, S.C. Jan. 22, 1908 recorded Plat book Page 179.

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 David E. Stephan 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 residing therein, duly commissioned and sworn, and authorized by the Laws of said District to take the acknowledgment and proof of deeds or conveyances of lands tenements, or hereditaments 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 name and affixed the seal of said Court at the City of Washington D.C. the 20th, day of May, A.D. 1908.

and known as lot No. Lot No. 5-1/2  
TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Walton R. Childress, his Heirs and Assigns forever.

And I, T. F. Hunt, as Trustee, do hereby bind myself, my successors, heirs, executors and administrators to warrant and forever defend all and singular the said Premises unto the said Walton R. Childress, his

Heirs and Assigns, against myself and my Heirs, Successors and Assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this thirteenth day of May in the year of our Lord, one thousand, nine hundred, eight and in the one hundred and 31st, year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of  
J. Theo. Salomons, Jr., T.F. Hunt, Trustee (SEAL)  
T.E. McCullough, (SEAL)

STATE OF SOUTH CAROLINA, }  
County of Greenville }  
PERSONALLY appeared before me J. Theo. Salomons, Jr. and made oath that he saw the within named T. F. Hunt, as Trustee, sign, seal and as his act and deed, deliver the within deed, and that he, with T.E. McCullough witnessed the execution thereof.

SWORN to before me this 13 day of May A. D., 1908 }  
of T.E. McCullough (SEAL) }  
Notary Public for S. C. }

STATE OF SOUTH CAROLINA, }  
County of Greenville. }  
I, Elizabeth F. Boyce, in my own right and as attorney in fact for Frances W. Boyce and Lucy G. Boyce, for value received hereby release unto Walton R. Childress, his heirs and assigns forever the within described land from the lien of a certain mortgage executed to me by Joseph A. McCullough and others, dated the 6th day of September, 1907, and recorded in R. M. C. office for Greenville County and State aforesaid, book XX, page 331.

Witness my hand and seal this 20th day of May 1908  
Signed, Sealed and Delivered in the Presence of }  
A. Lancaster, (Seal) } by her Atty in fact Elizabeth F. Boyce, (Seal)  
D.E. Gulick, (Seal) } by her Atty in fact Lucy G. Boyce, (Seal)

PERSONALLY comes A. Lancaster who upon oath says that he saw the above named Elizabeth F. Boyce, sign, seal and deliver the above release, for the purposes therein named, and that he with D.E. Gulick witnessed the execution thereof.

SWORN to before me this 20 day of May 1908 }  
of D.E. Stephan, (SEAL) }  
Notary Public for S. C. }

Recorded for May 30th, 1908



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 erect a building costing less than \$1500 complete nor within fifteen feet from line of side-walk abutting said property, which condition is hereby declared to be a condition subsequent.

Stamped by 36572

