

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 Pearl Ligon

(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 Pearl Ligon

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 179 to-wit: Commencing at an iron pin N.E. corner

Washington Street & Boyce Ave.; thence N. 15° 0' W. One hundred seventy-Six feet along Boyce Avenue to an iron pin corner lot No. 9; thence N. 76° 45' E. Two hundred and five feet along line of said lot to an iron pin on line of Lot No. 17; thence S. 15° 0' E. twenty-eight feet to an iron pin on right of way of C. & W.C. R.R.; thence along said right of way in a southwesternly direction Two hundred and fifteen feet and two inches to an iron pin on Washington Street; thence S. 69° 10' W. forty feet along Washington Street to an iron pin the beginning, Boyce Addition to Greenville, Survey of J.T. Lawrence Jan. 22, 1908.

and known as lot No. 11 Block 14 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 Pearl Ligon, her 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 Pearl Ligon, her

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 18th day of June 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)

J. Frank Hunt, (SEAL)

STATE OF SOUTH CAROLINA, } Greenville County.

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 J. Frank Hunt, witnessed the execution thereof.

SWORN to before me this 18 day of June A. D., 1908 Harriet E. Stewart

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 Pearl Ligon, her

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 190 day of 1908

Signed, Sealed and Delivered in the Presence of Pearl Ligon, (SEAL)

PERSONALLY comes Pearl Ligon, 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 Pearl Ligon, witnessed the execution thereof.

SWORN to before me this 190 day of 1908 (SEAL)

Recorded for June 30th, 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 subsequent.

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 Five hundred and fifty Dollars

to me in hand paid, at and before the sealing of these presents by Madge Dendy Talbert

(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 Madge Dendy Talbert

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 179, to-wit: Commencing at an iron pin E. side Boyce

Avenue 176' N. of Washington Street; thence N. 76° 45' E. Two hundred and five feet to an iron pin on line of Lot No. 7 corner Lot No. 11; thence N. 15° 0' W. 70' along line of Lot No. 17 to an iron pin corner Lot No. 7; thence S. 76° 45' W. along line of said lot two hundred and five feet to iron pin Boyce Ave. thence S. 15° 0' E. Seventy feet along Boyce Avenue to the beginning. Survey of J.T. Lawrence Jan. 22, 1908.

and known as lot No. 9 Block 14 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 Madge Dendy Talbert, her 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 Madge Dendy Talbert, her

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 18th day of June 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)

J. Frank Hunt, (SEAL)

STATE OF SOUTH CAROLINA, } Greenville County.

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 J. Frank Hunt, witnessed the execution thereof.

SWORN to before me this 18 day of June A. D., 1908 Harriet E. Stewart

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 Madge Dendy Talbert,

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 190 day of 1908

Signed, Sealed and Delivered in the Presence of Madge Dendy Talbert, (SEAL)

PERSONALLY comes Madge Dendy Talbert, 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 Madge Dendy Talbert, witnessed the execution thereof.

SWORN to before me this 190 day of 1908 (SEAL)

Recorded for June 25 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.