

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 Nine hundred Dollars to me in hand paid, at and before the sealing of these presents by Nannie M. and Harriett E. Stewart

(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 Nannie M. and Harriett E. Stewart

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 an iron pin on North side of

Whitsett Street joint corner Lots No. 1 & 2; thence N. 15° 0' W. along joint line of said lots One hundred twenty-six feet one inch to an iron pin on 10 foot alley; thence N. 76° 45' E. along said alley sixty-six feet 8 inches to an iron pin joint corner of lots No. 2 and 3; thence S. 15° 0' E. along joint lines of said lots One hundred twenty-six feet one inch to an iron pin on Whitsett Street; thence S. 76° 45' W. along Whitsett Street sixty-six feet 8 inches to an iron pin the beginning. Survey of J.T. Lawrence, revised Jan., 22, 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

and known as lot No. 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 Nannie M. & Harriett E. Stewart their 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 Nannie M. and Harriett E. Stewart, their

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 seventeenth day of October in the year of our Lord, one thousand, nine hundred, eight and in the one hundred and thirty second, year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Miriam Rowland, T.F. Hunt, Trustee (SEAL) T.E. McCullough, (SEAL)

STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me Miriam Rowland 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 17th day of October A. D., 1908 of T.E. McCullough (SEAL) Notary Public for S. C.

District of Columbia 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 Nannie M. and Harriett E. Stewart, their

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 22nd day of October 1908 Elizabeth F. Boyce, (Seal) Frances W. Boyce, (Seal) Lucy G. Boyce, (Seal) Signed, Sealed and Delivered in the Presence of John E. Taylor, by their Atty. in fact Elizabeth F. Boyce. L.B. Clarkson, 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 L.B. Clarkson witnessed the execution thereof.

SWORN to before me this 22nd day of October 1908 John E. Taylor, A.S. Taylor, (SEAL) Commissioner for South Carolina. Recorded for January 19th, 1909 (Comms. Seal)

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 Eight Hundred Dollars to me in hand paid, at and before the sealing of these presents by T.W. Steading

(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 T.W. Steading

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 an iron pin on E. Side of Toy Street

joint corner of Lots 5 & 7, thence N. 76° 45' E. two hundred feet along lines of said lots to an iron pin on lines of Lots 7 & 8 thence S. 15° E. 46' along lines of 7 & 8 lots, to an iron pin joint corner of Lots 7 & 8 and line of Pride & Pattons' lots, thence S. 69° 0' W. along line of Pride and Patton's lot two hundred feet to an iron pin on Toy Street, thence N. 15° 0' W. along said Street seventy one feet and eight inches to an iron pin the beginning. Survey of J.T. Lawrence, Jan, 22, 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

and known as lot No. 7, Block 6. 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 T.W. Steading 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 T.W. Steading 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 twenty second day of January in the year of our Lord, one thousand, nine hundred, nine and in the one hundred and thirty third 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) R.E. Holroyd, (SEAL)

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

SWORN to before me this 22d day of January A. D., 1909. of C.A. Pierson, (SEAL) Notary Public for S. C.

DISTRICT OF COLUMBIA. 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 T.W. Steading 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 26th day of January 1909 Elizabeth F. Boyce, (Seal) Frances W. Boyce, (Seal) Lucy G. Boyce, (Seal) Signed, Sealed and Delivered in the Presence of John E. Taylor, By their Atty. in fact Elizabeth F. Boyce. Elizabeth Irnbach, 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 Elizabeth Irnbach witnessed the execution thereof.

SWORN to before me this 26th day of January 1909 John E. Taylor, A.S. Taylor, (SEAL) Commissioner for South Carolina. Recorded for Jan. 29th 1909