

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 Robert Wilson

(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 Robert Wilson 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 joint corner of lots No. 2, & 3, S. side of Petigrue Street; thence S. 15° 0' E. One hundred ninety-six feet along line of Lot No. 2 to iron pin on line of lot No. 5; thence N. 76° 45' E. sixty-six feet eight inches to iron pin corner of lots No. 3 & 4 and 5; thence N. 15° 0' W. one hundred ninety-six feet along line of lot No. 4 to iron pin on Petigrue Street, thence S. 76° 45' W. sixty-six feet 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. 3 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 Robert Wilson, 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 Robert Wilson, 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 third day of September in the year of our Lord, one thousand, nine hundred, nine and in the one hundred and thirty-fourth year of the Independence of the United States of America. Signed, Sealed and Delivered in the Presence of Harriett E. Stewart, Thomas T. Goldsmith, T.F. Hunt, Trustee (SEAL)

STATE OF SOUTH CAROLINA, Greenville County. Harriett E. Stewart and made oath that she PERSONALLY appeared before me, Thomas T. Goldsmith, as Trustee, sign, seal and as his act and deed, deliver the within deed, and that she, with Thomas T. Goldsmith, witnessed the execution thereof.

SWORN to before me this third day of September, A. D., 1909. E.M. Blythe, 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 Robert Wilson, 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 eleventh day of September, 1909. Signed, Sealed and Delivered in the Presence of Jno. A. Lawing, W.H. Farrar, Elizabeth F. Boyce, Frances W. Boyce, Lucy G. Boyce, By their Atty. in fact Elizabeth F. Boyce 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 W.H. Farrar witnessed the execution thereof.

SWORN to before me this 11th day of September, 1909. R.W. Olmsted, Notary Public (SEAL)

Recorded for September 18th, 1909

(For Certificate to this Deed see Deed Book P.P.P. at page 287.)

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 Fifteen hundred and seventy-five Dollars to me in hand paid, at and before the sealing of these presents by J.M. Steele and B.A. Morgan

(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 J.M. Steele and B.A. Morgan

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 on Hunt Avenue at iron pin S.W. corner of lot No. 4, one hundred and fifty feet S. of Washington Road; thence S. 23° 30' W. along

Hunt Avenue two hundred seventy-two feet to iron pin on W.C. Cleveland's line; thence S. 44° 30' E. along said line, seventy feet to an iron pin on a 10 foot alley; thence N. 43° 15' E. three hundred twenty-seven feet along said alley to iron pin on corner of Lots No. 25 & 26; thence a Northerly direction one hundred twenty-three feet to iron pin corner of lot No. 7; thence S. 72° 45' W. two hundred feet along Lots No. 7, 6, 5, & 4 to iron pin the beginning.

Also two lots, Commencing at iron pin on W. side of Hunt Avenue, corner Lots No. 3 & 28; thence along rear line of Lots 3, 2 and 1 to iron pin on W.C. Cleveland's line; thence S. 44° 30' E. one hundred seventy-eight feet to iron pin corner of Hunt Avenue; thence N. 23° 30' E. two hundred eight feet and eight inches to iron pin the beginning. East Park, part of Boyce Addition to Greenville, S.C. Survey of W.A. Adams, July, 1909.

and known as lot No. 22, 23, 24, 25, 26, 27, & 28 Block A. Hunt Avenue 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 J.M. Steele and B.A. Morgan, 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 J.M. Steele and B.A. Morgan, 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 30th day of November in the year of our Lord, one thousand, nine hundred, nine and in the one hundred and thirty-fourth year of the Independence of the United States of America. Signed, Sealed and Delivered in the Presence of Thos. T. Goldsmith, J.F. Hunt, T.F. Hunt, Trustee (SEAL)

STATE OF SOUTH CAROLINA, Greenville County. Thos. T. Goldsmith and made oath that he PERSONALLY appeared before me, J.F. Hunt, as Trustee, sign, seal and as his act and deed, deliver the within deed, and that he, with J.F. Hunt, witnessed the execution thereof.

SWORN to before me this 3rd day of December, A. D., 1909. E.M. Blythe, 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 J.M. Steele and B.A. Morgan, 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 2nd day of December, 1909. Signed, Sealed and Delivered in the Presence of Florence A. Gude, E.L. McClellan, Elizabeth F. Boyce, Frances W. Boyce, Lucy G. Boyce, by their Atty. in fact Elizabeth F. Boyce

PERSONALLY comes E.L. McClellan 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 Florence A. Gude witnessed the execution thereof.

SWORN to before me this 2nd day of December, 1909. E.L. McClellan

S. Taylor, Commissioner for South Carolina. Received for Dec. 4th, 1909.