

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 PPF, 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 eighty and no/100 Dollars

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

(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

Charlotte R. Smith

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 ~~mm~~ at page 179 to-wit: Beginning at an iron pin on the corner of

Washington Road and Ebaugh Avenue, thence N. 72° 30' E. along Washington Road fifty feet, thence N. 17° 30' W. one hundred sixty-seven feet, thence S. 72° 30' W. fifty feet to a stake on Ebaugh Avenue, thence S. 17° 30' E. along Ebaugh Ave. one hundred sixty seven feet to the beginning ALSO beginning at an iron pin on the corner of Washington Road and Ebaugh Avenue, thence N. 17° 30' W. along Ebaugh Avenue one hundred sixty seven feet, to a ten-foot alley, thence S. 72° 30' W. fifty feet, thence S. 17° 30' E. one hundred sixty seven feet to a stake on Washington Road, thence N. 72° 30' E. along Washington Road, fifty feet to the beginning corner.

Upon condition that the property is not to be sold, rented or otherwise disposed of to any person of African Descent.

and known as lot Nos. 78, Block E. and 84, Block E., East Park part of Boyce Addition to Greenville S.C. 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

Charlotte R. Smith, 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

Charlotte R. Smith, 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 31st day of July in the year of our Lord one thousand nine hundred eleven and in the one hundred and thirty-fifth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Harriett E. Stewart, T. F. Hunt, Trustee. (SEAL)

J. E. Sanders, (SEAL)

STATE OF SOUTH CAROLINA, }
Greenville County. }
PERSONALLY appeared before me Harriett 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. E. Sanders witnessed the execution thereof.

SWORN to before me this 31st day of July A. D. 1911 Harriett E. Stewart

J. E. Sanders Notary Public for S. C. (SEAL)

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 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 31st day of July 1911

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

PERSONALLY comes 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 witnessed the execution thereof.

SWORN to before me this 31st day of July 1911

(SEAL)

Recorded for July 31st, 1911

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 PPF, 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 Bess Scott Gaussey

(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

Bess Scott Gaussey, her heirs

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, side of Pettigru Street, corner lots # 4 & 5, thence S. 15° 0' E. along line of said lots one hundred ninety-six feet to an iron pin on line of lot # 12, thence N. 76° 45' E. sixty-six feet eight inches to iron pin, corner lots # 5 & 6, thence N. 15° 0' W. one hundred ninety-six feet to iron pin on Pettigru Street, thence S. 76° 45' W. sixty-six feet eight inches to iron pin, the beginning

Survey of T. J. Lawrence Jan 22, 1908.

and known as lot No. 5, 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 Bess Scott Gaussey, 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 Bess Scott Gaussey, 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 5th day of February in the year of our Lord one thousand nine hundred eleven and in the one hundred and thirty-fifth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Belle B. Hunt T. F. Hunt as Trustee (SEAL)

Browning Goldsmith (SEAL)

STATE OF SOUTH CAROLINA, }
Greenville County. }

PERSONALLY appeared before me Browning Goldsmith 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

Belle B. Hunt witnessed the execution thereof.

SWORN to before me this 6th day of February A. D. 1911 Browning Goldsmith

J. E. Sanders Notary Public for S. C. (SEAL)

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 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 10th day of October 1911

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

PERSONALLY comes 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 witnessed the execution thereof.

SWORN to before me this 10th day of October 1911

(SEAL)

Recorded for October 10, 1911