

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 pages 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

SEVENTEEN HUNDRED AND SIXTY-FIVE Dollars

to me in hand paid at and before the sealing of these presents by D.B. Traxler

(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 D.B. Traxler

~~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 " " at pages " " to-wit~~

all those nine certain lots of land situate in the City of Greenville, County and State afore-said in "East Park" of Boyce Addition, a plat of which is recorded in R.M.C. Office for Greenville in Plat Book A, page 383, being lot number 58 fronting 67 feet and 9 inches on south side of Washington Road, Lot # 83 fronting 71 feet and 4 inches on North side of Washington Road, Lot # 92 fronting 50 feet on North side of Washington Road, Lot # 99 fronting 50 feet on North side of Washington Road, Lot # 146 fronting 50 feet on East side of Cleveirvine Avenue, Lot # 149 fronting 60 feet on West side of Smith Avenue, Lot # 150 fronting 50 feet on West side of Smith Avenue, Lot # 151, fronting 60 feet on West side of Smith Avenue, and Lot # 147 fronting 50 feet on Northeast side of Celveirvine Avenue. The metes and bounds of said lots being shown on said Plat to which reference is hereby made for a further description.

(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 sell, rent or otherwise dispose of the above described property to a person or persons of African descent, which condition is hereby declared to be a condition subsequent.)

.....

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, in any wise incident or appertaining.