

## 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

Twenty-one Hundred and four and 96/100

Dollars

to me in hand paid at and before the sealing of these presents by T.F. Hunt, H.W. Hunt and Wm. Goldsmith

(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. F. Hunt, H. W. Hunt and Wm. Goldsmith

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 pages 382 to-wit:

Two lots, one situate N. side of and fronting fifty feet on Washington Road running back in parallel lines one hundred and sixty-seven feet to a ten foot alley, known as lot No. 89, Block "E" and the other on the N. side and fronting fifty feet on Washington Road, running back one hundred and sixty-seven feet in parallel lines to the line of lot No. 77, known as lot 80 and block "F" Map of East Park, part of Boyce addition to Greenville, S.C. Surveyed by W. A. Adams, surveyor, July, 1909.

This deed made subject to bond for title given to M.J. Duckett by T.F. Hunt, Trustee, on the 25th day of March, 1910 and bond for title given to J. E. Stone by T.F. Hunt, Trustee, dated 4th day of June, 1910

and known as lot No. 80 & 89 (upon condition, however, which is a part of the consideration of this Bond for title, 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 of african descent, which condition hereby is 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.