

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 P.P.P., 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 Dollars to me in hand paid, at and before the sealing of these presents by Thomas I. Charles,

(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 Thomas I. Charles,

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 ⁶⁰⁻²¹ 138, to-wit: Commencing at an iron pin on East side of

Williams Street, corner of lot No. 6; thence N. 65° 0" E. One hundred and fifty feet, 3-1/3" to an iron pin corner of Lot's 6, 10 and 5; thence N. 15° 0" W. 96' 6" to an iron pin on 15 foot alley; thence S. 36° 45" W. along said alley 150' to an iron pin on Williams Street; thence S. 15° 0" E. along Williams Street One hundred and twelve feet to the beginning.

and known as lot No. 4 Block 7 on said Plat
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 Thomas I. Charles, 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 Thomas I. Charles, 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 Ninth day of Oct. in the year of our Lord, one thousand, nine hundred seven 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
Thos. Solomon, Jr. T. F. Hunt, Trustee. (SEAL)
W. L. McCarter, (SEAL)

STATE OF SOUTH CAROLINA,
Greenville County. }

PERSONALLY appeared before me J. Thos. Solomon, Jr. 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 W. L. McCarter witnessed the execution thereof.

SWORN to before me this 9th day of October A. D., 1907
L. O. Patterson 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 Thomas I. Charles, 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 sixteenth day of October 1907.

Signed, Sealed and Delivered in the Presence of
David Rittenhouse, Elizabeth F. Boyce, (Seal)
Lucy G. Boyce, (Seal)
Frances W. Boyce, (SEAL)
By their atty. in fact, Elizabeth F. Boyce.

Avan M. Nevins, Robert Stead, Jr. 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 Robert Stead, Jr. witnessed the execution thereof.

SWORN to before me this 15th day of October 1907
David Rittenhouse (SEAL)
Notary Public, D. of C.
Recorded for October, 22nd, 1907

(See Deed Book P.P.P. at page 153 for Certificate to this Deed by the Clerk)

For Certificate of Clerk of Court See P.P.P. Page 153.