

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 PFF, 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 Three hundred and forty-two 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 "A" at page 176, to-wit: Commencing at an iron pin on North side of Pettigree Street joint corner of Lots No. 4 and 5; thence N. 15° 0' W. along joint lines of said lots one hundred and twenty-six feet one inch to iron pin on a 10 foot alley; thence N. 76° 45' E. along said alley sixty-six feet eight inches to an iron pin joint corner lots No. 5 and 6; thence S. 15° 0' E. along joint lines of said lots one hundred twenty-six feet one inch to an iron pin on Pettigree Street; thence S. 76° 45' W. along Pettigree Street sixty-six feet eight inches to an iron pin the beginning. Survey J. T. Lawrence, revised 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. 5, Block 4 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 29th day of October in the year of our Lord, one thousand, nine hundred, eight and in the one hundred and 32nd year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Harriet E. Stewart, T.F. Hunt, Trustee (SEAL) T.E. McCullough, (SEAL)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared before me Harriet E. Stewart and made oath that she saw the within named T. F. Hunt, as Trustee, sign, seal and as his act and deed, deliver the within deed, and that she, with T.E. McCullough, witnessed the execution thereof.

SWORN to before me this 29th day of October A. D. 1908 Harriet E. Stewart T.E. McCullough (SEAL) Notary Public for S. C.

District of Columbia, 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 Charlotte E. Smith, her 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 sixth day of November 1908 Elizabeth F. Boyce, (Seal) Frances W. Boyce, (SEAL) Lucy G. Boyce, (SEAL) By their Atty. in fact Elizabeth F. Boyce.

Signed, Sealed and Delivered in the Presence of John E. Taylor, Arthur B. Walker, 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 Arthur B. Walker witnessed the execution thereof.

SWORN to before me this 5th day of November 1908 John E. Taylor A.S. Taylor (SEAL) Commissioner for South Carolina. November 7th, 1908. Recorded for (Comm. Seal)

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 PFF, 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 and sixty-five Dollars

to me in hand paid, at and before the sealing of these presents by John H. Spencer

(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 John H. Spencer

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 176, to-wit: Commencing at an iron pin on South side of North Street joint corner of Lots No. 1 & 2; thence S. 15° 0' E. along lines of said lots one hundred twenty-six feet one inch to an iron pin on a 10 foot alley; thence N. 76° 45' E. along said Alley sixty-six feet eight inches to an iron pin joint corner of lots No. 2 & 3; thence along lines of said lots N. 15° 0' W. One hundred twenty-six feet one inch to iron pin on North Street; thence S. 76° 45' W. along North Street sixty-six feet eight inches to iron pin the beginning. it is agreed and understood when this deed is made the City has cut off six inches, more or less from front of said lot to straighten Street line to place cement side-walk thereon.

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. 2 Block 1, Survey J. T. Lawrence Jan. 22, 1908 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 John H. Spencer, 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 John H. Spencer, 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 15th day of October in the year of our Lord, one thousand, nine hundred, eight and in the one hundred and 32nd year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Harriet E. Stewart, T.F. Hunt, Trustee (SEAL) Miriam Rowland, (SEAL)

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared before me Harriet E. Stewart and made oath that she saw the within named T. F. Hunt, as Trustee, sign, seal and as his act and deed, deliver the within deed, and that she, with Miriam Rowland, witnessed the execution thereof.

SWORN to before me this 15th day of October A. D. 1908 Harriet E. Stewart T.E. McCullough (SEAL) Notary Public for S. C.

District of Columbia, 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 John H. Spencer, 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 22nd day of October 1908 Elizabeth F. Boyce, (Seal) Frances W. Boyce, (SEAL) Lucy G. Boyce, (SEAL) By their Atty. in fact Elizabeth F. Boyce.

Signed, Sealed and Delivered in the Presence of John E. Taylor, L.B. Clarkson, 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 L.B. Clarkson witnessed the execution thereof.

SWORN to before me this 22nd day of October 1908 John E. Taylor A.S. Taylor (SEAL) Commissioner for South Carolina. November 11th, 1908. Recorded for (Comm. Seal)