

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 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 One thousand Dollars

to me in hand paid, at and before the sealing of these presents by C.S. Allen

(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 C.S. Allen

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 North side Pettigree

Street joint corner of lots No. 4 & 5; thence N. 15° 0' W. One hundred twenty-six feet one inch along lines of said lots to an iron pin on a 10 foot alley; thence S. 76° 45' W. along said alley sixty-six feet eight inches to iron pin joint corner lots No. 3 & 4; thence S. 15° 0' E. along joint lines of said lots One hundred twenty-six feet one inch to iron pin on Pettigree Street; thence N. 76° 45' E. along said Street Sixty-six feet eight inches to an iron pin the beginning. Boyce Lawn Addition, revised Jan. 22, 1908 by J.T. Lawrence.

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. 4 Block 10. 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 C.S. Allen, 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 C.S. Allen, 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 25th day of November in the year of our Lord, one thousand, nine hundred and eight and in the one hundred and 33rd year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of T.F. Hunt, Trustee (SEAL) C.A. Pierson, (SEAL) T.E. McCullough, (SEAL)

STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me C.A. Pierson 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 T.E. McCullough witnessed the execution thereof.

SWORN to before me this 25th day of November A. D. 1908 C.A. Pierson T.E. McCullough Notary Public for S. C.

DISTRICT OF COLUMBIA 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 C.S. Allen, 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 30th day of November 1908 Elizabeth F. Boyce, Frances W. Boyce, Lucy G. Boyce, R.M. Jones, Elizabeth E. Irnbach By their Atty. in fact Elizabeth F. Boyce, 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 R.M. Jones witnessed the execution thereof.

SWORN to before me this 30th day of November 1908 Elizabeth E. Irnbach A.S. Taylor, Commissioner for S.C. (Comm. Seal) Recorded for December 12th, 1908

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 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 One thousand two hundred & 50/100 Dollars

to me in hand paid, at and before the sealing of these presents by Fred W. Stokes

(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 Fred W. Stokes

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 North side of

Pettigree Street joint corner of Lots No. 2 & 3; thence N. 15° 0' W. along joint lines of said lots One hundred twenty-six feet one inch to iron pin on 10 foot Alley; thence N. 76° 45' E. along said Alley Sixty-six feet 8 inches to iron pin joint corner of lots No. 3 & 4; thence S. 15° 0' E. along joint lines of said Lots One hundred twenty-six feet one inch to iron pin on Pettigree Street; thence N. 76° 45' W. along Pettigree Street sixty-six feet and eight inches to an iron pin the beginning. Survey of 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. 3, 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 Fred W. Stokes, 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 Fred W. Stokes, 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 12th day of December in the year of our Lord, one thousand, nine hundred and eight and in the one hundred and 33rd 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) C.A. Pierson, (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 C.A. Pierson witnessed the execution thereof.

SWORN to before me this 12th day of December A. D. 1908 Harriet E. Stewart C.A. Pierson, Notary Public for S. C.

District of Columbia 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 Fred W. Stokes, 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 21st day of December 1908 Elizabeth F. Boyce, Frances W. Boyce, Lucy G. Boyce, Lewis B. Clarkson, Elizabeth Irnbach By their Atty. in fact Elizabeth F. Boyce, who upon oath says that she saw the above named Elizabeth F. Boyce, sign, seal and deliver the above release, for the purposes therein named, and that she with Lewis B. Clarkson witnessed the execution thereof.

SWORN to before me this 21st day of December 1908 Elizabeth Irnbach A.S. Taylor, Commissioner for S.C. (SEAL) Recorded for December 23rd, 1908