

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

Seven Hundred and fifty

Dollars

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

(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 J.D. Sheppard

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 179 to-wit:

Commencing at iron pin south-east corner of Petigru and North Streets; thence S. 15° W. along Petigru Street two hundred and fifty feet to iron pin on N/E corner of Lot No. 136; thence in an easterly direction along line of said lot fifty feet to iron pin; thence in a North Easterly direction two hundred and sixty-two feet to iron pin on North Street; thence S. 69° 15' W. along North Street sixty feet to an iron pin the beginning, designated and known as Lot No. 135, also adjoining lot commencing at iron pin N/E corner of Petigru & Whitsett Streets, thence along Whitsett Street N. 76° 45' E. eighty-four feet to an iron pin; thence in a Northerly direction ninety-four feet to an iron pin corner of lot No. 135; thence in a Westernly direction fifty feet to an iron pin on Petigru Street; thence S. 15° W. along Petigru Street one hundred and eleven feet to an iron pin the beginning. Lot No. 136, survey of W.A. Adams, July 1909. recorded in Book "A", page 383.

This deed is made upon the following restrictions- That the property is not to be sold rented or otherwise disposed of to any person of African Descent.

and known as lot No. No. 135 and 136.

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