

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 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 hereafter 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 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 the County of Greenville, South Carolina, in Book "HHH" of Deeds at page 775, authorizing and empowering the said Elizabeth F. Boyce, in 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;

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;

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

Eleven Hundred and forty-five Dollars

to me in hand paid at and before the sealing of these presents by H.W. Hunt, J.M. Steel, and William 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 H.W. Hunt, J.M. Steel and William Goldsmith, their heirs and assigns

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 on record in the office of Register

Mesne Conveyances for County of Greenville, State of South Carolina, in Plat Book "A" at pages 88-93 to-wit:

Lots 61, 64, 65 and triangle W. of 65 and S. of # 56 & 57, all on northwest corner of Boyce Spring Avenue and #66 & 67 S. of Boyce Spring Avenue, also two lots of land one containing 1-38/100 acres more or less, situate W. of lot 67 and E. of lots 145, 146, 147 & 148 & S. of Boyce Spring Avenue and one adjoining above lot, north of lot 145, East of Cleveirvin Street and South of Boyce Spring Avenue, containing 53/100 acre, more or less, East Park, part of Boyce's Addition to Greenville S.C.,

(Upon condition, however, which is a part of the consideration of this deed, that the purchasers nor their grantee or grantees, heirs or assigns shall not sell, rent or otherwise dispose of the above described property to a person or persons of African descent; which condition hereby is declared to be a condition subsequent).

and known as lot No. 61, 64, 65, 66 & 67 and the lots more fully described herebefore in this deed.

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