

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WHEREAS, James P. Boyce, late of the County of Greenville and Sbat pf 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 distributes, his widow (who thereafter died intestate and without having remarried, leaving as her sole heirs at law her three daughter 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 Mense Conveyances for Greenville, County, South Carolina, 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 is 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 Five Hundred Ninety Dollars to me in hand paid, at and before the sealing of these presents by D. W. E Baugh (the receipt whereof is hereby acknowledge) have granted, bargained, sold and released, and by these presents do grant, bargain sell, and release unto the said D. W. Ebaugh. All these certain parcels or lots 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 Mense Conveyances for County of Greenville, State of South Carolina in Plat Book "A" at pages 383 to wit:- As shown on Blue Print, surveyed by W. A. Adams, surveyor, and known as east Park an Addition to Boyce Lawn, lots Nos. 85 and 86 in Block "E" being more fully shown on Blue Print of East Park Addition each lot fronting fifty feet on Washington Street and extending one Hundred sixty, seven feet back to an alley, and known as lots No. 85 and 86 (upon condition, however, which is part of the consideration of this Bond for Title, that the purchaser nor his 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 is hereby declared to be a condition subsequent)

TOGETHER with all and singular the Rights, Members, Hereditament 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 D. W. Ebaugh Heirs and assign forever. And I, T. F. Hunt, as Trustee, do hereby bind myself, my successor heirs, executors and administrators to warrant and forever defend all and singular the said Premise unto the said D. W. Ebaugh, Heirs and Assigns, against every person whomsoever lawfully claiming or to claiming the sum of any part thereof

WITNESS my hand and seal, this thirtieth day of November in the year fortieth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

Z. A. Smith

T. F. Hunt, Trustee. (SEAL)

W. H. Batson

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY.

PERSONALLY appeared before me Z. A. Smith 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, T. F. Hunt, Trustee, witness, the execution thereof
SWORN to before me this 30th. day of November A. D., 1915.

T. F. Hunt

Harry R. Hellam. (SEAL)

(Stamps canceled \$1.00)

Z A Smith.

Recorded December 17, 1915.

For Probate to this Deed, See Book 284, Page 42.