

State of South Carolina,  
County of Greenville.

Whereas, James P. Boyce, late of the County of Greenville, 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 law 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 are 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 Means Conveyance 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

Thereas, 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; and

Whereas, the plat of said property recorded in R. M. C. Office for said County and State in Plat Book "A", page 383, designates the right-of-way of the C. & W. C. Railway Company as fifty feet on each side of said track, or a total of one hundred feet; and

Whereas, the said plat incorrectly shows the right-of-way, which is rightly but twenty five feet on each side of said track, or a total of fifty feet in width, and there is therefore a strip of land twenty five feet in width on each side of said right-of-way, title to which is still in T. F. Hunt, as Trustee, and it is desired to convey title to a portion of said land by the within deed;

Now, Therefore, know all men by these presents, that I, T. F. Hunt, as Trustee, for and in consideration of Five (\$5.00) Dollars, and other valuable considerations, to me in hand paid at and before the sealing of these presents by F. T. Barnett, R. A. Parker, W. H. Jones, A. R. Miller, W. M. Witherspoon, and S. L. Capell, as Deacons of the East Park Baptist Church, (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 F. T. Barnett, R. A. Parker, W. H. Jones, A. R. Miller, W. M. Witherspoon and S. L. Capell, as Deacons of the East Park Baptist Church, 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 R. M. C. for County of Greenville, State of South Carolina, in Plat Book "A", at page 383, to-wit:

Beginning at an iron pin on the northwestern corner of lot No. 74 and the Laurens Road as shown on said plat, and running thence in a southwesterly direction with lines of Lots 74 and 75 approximately 342 feet to an iron pin on Ebaugh Ave., the northwestern corner of lot No. 75 and Ebaugh Ave., thence with Ebaugh Ave. in a northwesterly direction 25 feet, more or less, to the correct right-of-way of the C. & W. C. Railway Company; thence in a northeasterly direction with said right-of-way to the Laurens Road; thence with said Laurens Road in a southwesterly direction 25 feet, more or less, to the beginning corner. It being the purpose of this deed to convey that strip of land approximately 25 feet wide from Ebaugh Ave. to the Laurens Road, now lying between lots 74 and 75 and the original right-of-way of the C. & W. C. Railway Company.

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Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, in anywise incident or appertaining.

To have and to hold, all and singular, the premises before mentioned unto the said F. T. Barnett, R. A. Parker, W. H. Jones, A. R. Miller, W. M. Witherspoon and S. L. Capell, as Deacons of the East Park Baptist Church, their successors and assigns forever. Upon conditions, however, which is a part of the consideration of this deed, that the purchaser, now its grantee or grantees, successors or assigns, shall erect a building costing less than Fifteen Hundred (\$1500.00) Dollars, complete, nor within fifteen feet from line of side-walk a butting said property, which condition is hereby declared to be a condition subsequent. 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 F. T. Barnett, R. A. Parker, W. H. Jones, A. R. Miller, W. M. Witherspoon, and S. L. Capell, as Deacons of the East Park Baptist Church, their successors 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 19 day of Sept. in the year of our Lord one thousand nine hundred twenty four and in the one hundred forth ninth year of the independence of the United States of America.

Signed, sealed and delivered,  
in the presence of:

T. F. Hunt, as Trustee (L. S.)

Wade H. Batson,  
Z. A. Smith,

State of South Carolina,  
County of Greenville.

Personally appeared before me Wade H. Batson, 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 written deed, and that he with Z. A. Smith, witnessed the execution thereof.

Sworn to and subscribed  
before me this 19th day of  
September 1924,

Wade H. Batson.

J. D. Parks, (L. S.)  
Notary Public for S. C.

No Stamps Gift.

Recorded this the 16th day of February 1932, at 9:55 A. M.

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