

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 Car-  
 olina; and

Whereas, the said James P. Boyce, left surviving him  
 as his heirs at law and distributed 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, Fran-  
 ces W. Boyce, Lucy K. Boyce and Elizabeth F. Boyce, are  
 now the sole owners of the lands hereinafter de-  
 scribed, 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 Francis W. Boyce and Lucy K. 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 Registrar  
 of Merit Conveyance for Greenville County, South Caro-  
 lina in Book "H. H. H." of deeds at page 775, authorizing  
 for and on behalf of the said Francis W. Boyce and Lucy K. Boyce  
 and empowering the said Elizabeth F. 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. McLevellough, et al, which deed is recorded  
 in Book "J. J. J." at Pages 445 and 446; and

Whereas, on the 20th day of September, 1907, Joseph A.  
 McLevellough, and others, conveyed in trust the said  
 property to T. F. Hunt, as Trustee, which deed is record-  
 ed in O. M. C. Office for said County and State Book  
 "P. P." page 140, reference to which is hereby craved; and

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

Whereas, the said right-of-way is not but twenty  
 five feet on each side of said track, or a total of  
 fifty feet in width, and there is therefore a strip

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of land twenty five feet wide on each side of right-of-  
 way, title to which is still in T. F. Hunt, as Trustee;

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 the City of Greenville (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 City of Greenville,  
 all that certain piece, parcel or lot of land situ-  
 ate 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  
 recorded in the office of O. M. C. for County of Green-  
 ville, State of South Carolina, in Plat Book "A", at  
 page 383, to-wit:

Beginning at an iron pin on the northeast corner  
 of Richland Way and Gypsy Avenue (now Traulser Street)  
 and running thence with said Gypsy Avenue or Trau-  
 lser Street in a north easterly direction to an iron pin  
 on Ebaugh Avenue; thence with the western side of E-  
 baugh Avenue in a north westerly direction approxi-  
 mately 25 feet, more or less, to the original right-of-  
 way of the C. & N. C. Railway Company; thence with  
 said right-of-way in a south westerly direction  
 to Richland Way; thence with the eastern line  
 of Richland Way in a southerly direction to the  
 beginning corner. It being the purpose of this  
 deed to convey that strip of land approximately  
 25 feet wide and running between Richland Way  
 and Ebaugh Avenue, now lying between Gypsy Ave-  
 nue or Traulser Street and the right-of-way of said  
 railway, as shown on plat hereinabove referred to  
 together with all and singular the rights, members  
 hereditaments and appurtenances to the said pre-  
 mises belonging, in anywise incident or appertaining  
 To Have and to Hold, all land singular, the premises  
 before mentioned unto the said City of Greenville,  
 its successors and assigns forever. Upon condition  
 however, which is a part of the consideration of this  
 deed, that the purchaser, nor its grantee or grantee's  
 successors or assigns, shall erect a building cost-  
 ing less than Fifteen Hundred (\$1500.00) Dollars, com-  
 plete, nor within fifteen feet from line of sidewalk  
 abutting said property, which condition is hereby  
 declared to be a condition subsequent, and I, T. F.

"Oneri"