

P. P. P.

State of South Carolina,
County of Greenville

Whereas, Zion Collins, late of the City and County of Greenville, State of South Carolina, died, leaving of force his last willand testament, dated April 22nd, 1891 and duly admitted to Probate in the office of the Judge of the Court of Probate for Greenville County on the 22nd, day of August, 1896 in which he devised to his wife Jane Collins, and his son, Jas. A. Collins, a life estate in the home place on the Columbia & Greenville Railroad, in the City of Greenville, and at the death of his wife and his son, the said Jas. A. Collins, the same was to go to Jno. Collins (son of Jas. A. Collins) and Moses Collins (son of Reson Collins) in equal portions forever, share and share alike, and Whereas, Julia Chappell is now owner of said home place, she having purchased the interest of J.O. Allen, Moses Collins and Jno. Collins in same, reference to said deeds being hereby craved, and Whereas under Item 3 and 4 of said Will, the real-estate of which the said Zion Collins died, seized and possessed, situate on East Washington Street and on Augusta Street in West End, bounded by Furman University grounds, in said City and County of Greenville, was devised to Hezekiah Flemming, Pickens Chappell and J.O. Allen in trust to lease the same and collect the rents and profits therefrom, and, after deducting for all necessary repairs, taxes and insurance to pay monthly to his wife, Jane Collins one-fourth of the residue of said rents and profits, and, in like manner, one-fourth thereof to his son Jas. A. Collins during his life time, and in like manner, one-fourth thereof to his four grand-children: Sarah E. Quattlebaum, (formerly Sarah Collins); Catherine Cannon (formerly Catherine Collins); Moses Collins and Jno. Collins to be equally divided between them, share and share alike, and the residue or remaining one-fourth thereof to be invested as directed in said will, except, however, the rents and profits arising from a one-story house containing two rooms, fronting on Furman University grounds, which was to go to Pickens Chappell, he keeping the same in proper repair during his lifetime, and, after his death to go to the residuary devisees named in said will, and it is not intended that the agreement herein set forth shall affect, in any way, the interest of Pickens Chappell in said lot with one-story house thereon, and whereas it is further provided, in Item 6 of said will, that upon the death of his wife, Jane Collins and at the death of his son, Jas. A. Collins, that the real-estate mentioned and described in the 3rd. clause of his will, shall pass absolutely as follows, to wit: One-fifth part thereof to Sarah Collins, (now Sarah Quattlebaum); one-fifth to Catherine Collins (now Catherine Cannon) one-fifth to Moses Collins, one-fifth to Jno. Collins and one-fifth to Rosa Lee Collins (now Rosa Lee Stokes,) as they shall attain the age of twenty-one years, respectively, share and share alike, and Whereas, his wife, Jane Collins, is dead, and whereas, the said Jas. A. Collins, has heretofore to wit: on the 30th. day of January 1906, conveyed all his right, title and interest in and to said estate, under said will to J.O. Allen, the deed to which is recorded in R.M.C. office for Greenville County in Volume W.W.W. page 481, and whereas, Rosa Lee Stokes, (formerly Rosa Lee Collins) has heretofore to wit: on the 30th, day of March 1909, conveyed all her right, title and interest in and to said estate, under said will to J.O. Allen, the deed to which is recorded in R.M.C. office for Greenville County in Volume 4, page 334, and whereas Jno. Collins has, heretofore, to wit: On the 13th, day of February 1905, conveyed all his right, title and interest in and to said estate, under said will, to Julia Chappell, the deed to which is recorded in R.M.C. office for Greenville County in Volume N.N.N. page 654, and whereas said deed has been confirmed and ratified by a subsequent deed executed by the said Jno. Collins to the said Julia Chappell, which is dated Feb. 25th., 1909 and recorded in R.M.C. office for Greenville County in Volume Q.Q.Q. page 361, reference to which is hereby craved, and whereas, all the parties now interested in said estate, have agreed that the same shall be settled as herein provided, and that the real-estate referred to in Item 3 of the said Zion Collins will, and hereinafter described, shall be held by them as tenants in common and each shall own the following undivided interest therein: J.O. Allen to receive two-sixths interest, one-sixth thereof being in lieu of the life estate owned by him of the life tenant, Jas. A. Collins, and the other one-sixth representing the interest of Rosa Lee Stokes, now owned by him; Julia Chappell to have one-sixth thereof, the interest of Jno. Collins now owned by her; Moses Collins, one-sixth thereof; Catherine Cannon one-sixth thereof and Sarah E. Quattlebaum one-sixth thereof, and that each shall hereby receive a fee simple deed of conveyance for his interest as aforesaid in the real estate hereinafter more particularly described.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That in order to carry out the agreement heretofore expressed, and in consideration of the sum of Five (\$5.00) dollars and other valuable considerations, to us in hand paid, at and before the sealing of these presents by J.O. Allen, (the receipt whereof is hereby acknowledged) We, Julia Chappell, Catherine Cannon, Sarah E. Quattlebaum, and Moses Collins, have granted, bargained, sold and released and by these presents, do grant, bargain, sell and release unto the said J.O. Allen, his heirs and assigns forever,

an undivided two-sixths interest in and to the following described real-estate:
All that piece, parcel or lot of land with a three story brick building thereon situate on the North side of Washington St., in the City and County of Greenville and State of South Carolina, and running back from said Street to an alley, and known as the "Zion Collins" Building or lot, and bounded on the South by said Washington Street, on the East by lot of Henry Williams, on the North by said alley and on the West by lot now owned by the Commercial & Realty Company.
Also, all those two certain, pieces, parcels or lots of land on Augusta Street in said City and County of Greenville, State of South Carolina, bounded by Furman University and Elkins and Nora Streets, except, however, one-story house containing two rooms and fronting on Furman University grounds, referred to in Item 4 of the said Zion Collins will.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in any-wise incident or appertaining. TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said J.O. Allen his heirs and assigns forever,