

State of South Carolina,
County of Greenville,

Whereas on the 13th, day of February, one thousand nine hundred and five, I, John B. Collins, by my deed of said date for and in consideration of twenty-five dollars to me in hand paid by Julia Chappell, of the City of Greenville, did bargain, sell and release unto the said Julia Chappell, her heirs and assigns all my right, title and interest of every nature and kind whatsoever, which is now vested in me, or which I may hereafter acquire, in and to all that certain piece, parcel or lot of land with three story brick building thereon situate on the North side of Washington Street, in the City of Greenville, County and State aforesaid, and running back from said Street to an alley and known as Zion Collins Building 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 the Carson or Coxe lot, and being the property of the late Zion Collins, deceased, and referred to in Item 3 of his Will.

Also all my right, title and interest of every nature and kind whatsoever which is now vested in me, or which I may hereafter be entitled to or acquire, in and to all that certain piece, parcel or lot of land, known as the Home Place of the said Zion Collins, deceased and referred to and described in Item 2 of his will, and situate on Augusta and Hammett Streets in the City of Greenville County of Greenville and State of South Carolina, and bounded by lots of Gabe Fleming, Drayton Duggins and others.

Also all my right title and interest of every nature and kind whatsoever, which is now vested in me, or which may hereafter be entitled to or acquire, in and to all those two certain pieces, parcels or lots of land on Augusta Street in the City of Greenville County and State aforesaid, and bounded by Furman University Grounds, and on Elkins and Nona Streets, and referred to in Item 3 of the said Zion Collins Will.

It being my intention to hereby assign and convey unto the said Julia Chappell her heirs and assigns forever all the property of every nature and kind whatsoever whether specifically mentioned herein or not, which was devised and bequeathed unto me by the will of my Grandfather, the said Zion Collins including the rents, issues and profits from said property, reference being had to said will duly admitted to Probate in the office of the Probate Judge for Greenville County will more fully appear, and whereas, some question has been raised by me as to the validity of that deed, upon the ground that at the time of the signing of said deed I, the said John B. Collins was not fully informed of all my rights and interests in and to the property therein conveyed. Now, Therefore, I, John B. Collins for and in consideration of the sum of One hundred dollars to me in hand paid by the said Julia Chappell, do hereby expressly ratify and confirm the said deed and forever release unto the said Julia Chappell, her heirs, executors, administrators and assigns forever, all my right, title and interest in and to the said property, expressly confirming the deed hereinbefore referred to.

Witness my hand and seal this 25th, day of February in the year of our lord one thousand nine hundred and nine, and in the one hundred and thirty-third year of the Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Alvin H. Dean,
T.K. Earle,

John Buynan Collins (L.S.)

State of South Carolina,
Greenville County.

Personally appeared before me Alvin H. Dean and made oath that he saw the within named John B. Collins sign, seal and as his act and deed deliver the within written deed and that he with T.K. Earle witnessed the execution thereof.

Sworn to before me this 25th,
day of February A.D. 1909.

Alvin H. Dean

T.K. Earle, (L.S.)
Notary Public S.C.

Recorded November 9th, 1909.