

Q. Q. Q.

(Agreement)

State of South Carolina,
County of Greenville,

Whereas W.W. Keys late of the County and State aforesaid departed this life intestate on the 18th, day of April 1910, leaving surviving him his Wife, Mrs. Vashti B. Keys, and his children Furman B. Keys, Ida Keys, James C. Keys, Vashti K. Cullum, Eleanor-Keys, William Keys and Lavinia Keys:

And Whereas all of the parties being of full age except William Keys and Lavinia Keys, it has been agreed among them, that the said Mrs. Vashti B. Keys, shall have the use and enjoyment of the estate of the said W.W. Keys during her natural life upon the conditions that she shall discharge all of the indebtedness of the estate, and that at her death is shall vest in the said children., If any of said children should die during the continuance of the life estate leaving a child he or she shall take the parents share.

NOW, Therefore, this agreement witnesseth, that in consideration of the premises and the sum of one dollar in hand paid to each of the said children, Furman B. Keys, Ida Keys, James C. Keys, Vashti K. Cullum and Eleanor Keys, the receipt whereof is here acknowledged, they have agreed and do hereby agree to execute a deed conveying all of their right, title and interest in the real estate owned by said W.W. Keys to Mrs. Vashti B. Keys for and during the time of her natural life upon the conditions hereinafter stated, and they have agreed and do hereby assign, transfer, convey and deliver all of their right, title and interest to the personal property of the said W.W. Keys wheresoever the same may be found, unto the said James C. Keys in trust, nevertheless, to take, manage and control the same as in his judgement may seem best, with full power and authority to sell and dispose of, for the sole use and benefit of the said Mrs. Vashti-By Keys during her natural life, and at her death to divide the said personal property among the children of the said W.W. Keys as they are entitled by law: And said Mrs. Vashti B. Keys, in consideration of the foregoing agrees on her part as follows:

- (1) That she elects to take a dower interest in the estate of the said W.W. Keys and hereby waives and relinquishes the one third interest allow her by law;
- (2) That said James C. Keys shall act as Trustee of the personal estate, with full power to manage and control the same, save only that he shall pay over to the said Mrs.-Vashti B. Keys all of the income from said personal estate monthly or at such other stated periods as may be agreed, and that upon her death the said James C. Keys shall divide the entire personal estate among the children in equal portions as provided by law;
- (3) That said Mrs. Vashti B. Keys will make no deed, will, mortgage, or incumbrance of any kind, or in any wise dispose of any of the real or personal property during her lifetime without the consent of all the heirs-at-law in writing.
- (4) The said Mrs. Vashti B. Keys will pay out of her own funds all the debts of the said W.W. Keys including the real estate mortgage indebtedness, and that she will keep the house upon said real estate in repair.

It is understood and agreed by all the parties that this contract will not be binding upon William Keys or Lavinia Keys until signed by them upon coming of age, but that an account shall be kept showing the expense of their education and maintenance until they respectively arrive at twenty-one years of age.

In witness whereof the parties above named have hereunto set their hands and seals this the 30th, day of April, 1910.

Executed in the presence of:

Mrs. M.W. Brooks,
Bertha Maeder Patton,

Vashti B. Keys, (Seal)
Furman B. Keys, (Seal)
Ida Keys, (Seal)
James C. Keys, (Seal)
Vashti K. Cullum, (Seal)
Eleanor Keys, (Seal)

State of South Carolina,
Greenville County.

Personally appeared before me Mrs. M.W. Brooks, (Daisy McL. Brooks) who being duly sworn says that she saw Vashti B. Keys, Furman B. Keys, Ida Keys, James C. Keys, Vashti-K. Cullum and Eleanor Keys sign, the above agreement and that she with Bertha Maeder-Patton witnessed the due execution of the same.

Sworn to before me this 31st,
day of May, 1910.

Daisy McL. Brooks

Wm. G. Sirrine, (Seal)

Not. Pub. S.C.

Recorded June 9th, 1910.