

P. P. P.

State of South Carolina,
County of Greenville

WHEREAS, Zion Collins, late of the City and County of Greenville, and State of South Carolina, died leaving of force his last will and 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 of the Columbia & Greenville Railroad in the City of Greenville, and, at the death of his wife and his Son 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 the owned 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 lifetime, 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 consisting of two rooms, fronting on Furman University Grounds which was to go to Pickens Chappell, he keeping the same in proper repair, during his life-time, and after his death to go to the residuary devisees named in said will, and it is not intended that this 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. caluse of his will, shall pass absolutely as follows, to wit: One-fifth part thereof to Sarah Collins (now Sarah E. 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 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.M.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 Sarah E. Quattlebaum (the receipt whereof is hereby acknowledged) We, Julia Chappell, Catherine Cannon, J.O. Allen and Moses Collins have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Sarah - Quattlebaum, - heirs and assigns forever, an undivided one-sixth interest in and to the following described real-estate:

All that piece, parcel or lot of land situate, lying and being on the North side of Washington Street, in the City and County of Greenville and State of South Carolina, with a three story brick building thereon: 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 other 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 Appurtenants to the said premises belonging, or in any wise, incident or appertaining. I HAVE AND TO HOLD all and singular the premises before mentioned unto the said Sarah E. Quattlebaum her heirs and assigns forever.