

State of South Carolina,
County of Greenville.

AGREEMENT

Whereas, under the terms of the last will and testament of Alvin H. Dean, Deceased, the real estate hereinafter described was devised to the Executors of said Will with directions to sell the same and divide the proceeds of sale equally among Sarah P. Dean, James M. Dean, Kate A. Hoy, and Annie Belle Dean; and

Whereas, it is deemed to the best interest of the beneficiaries under the terms of said Will, to permit each one of them to purchase from the Executors certain portions of said real estate at a valuation herein agreed upon by all parties, and to thereby have a full and complete division among those interested of all real property now in the hands of the Executors; now, therefore,

Know all men by these presents, That we, Sarah P. Dean, James M. Dean, Kate A. Hoy, and Annie Belle Dean, heirs of Alvin H. Dean, Deceased, and sole beneficiaries under the terms of his Will, of the real estate hereinafter described; do hereby covenant and agree;

1. That the Executors of the Will of Alvin H. Dean, Deceased, shall sell, convey and deed the real estate now owned by the estate, as follows:

(a) To Sarah P. Dean what is known as the Piedmont Hotel Property on East Washington Street, at the agreed price of Thirty nine Thousand Eight Hundred (\$39,800.00) Dollars. The following is a description of the property to be deeded to Sarah P. Dean:

All that certain lot of land situate on the Northeast corner of Spring and Washington Streets, in the City of Greenville, County and State aforesaid, and having the following metes and bounds, to-wit: Beginning at the Northeast corner of said Streets, and running thence with Washington Street, S. 71 E. 62 feet to the center of brick wall; thence with the center of said brick wall, approximately N. 23³ E. 87 feet to the Southeast corner of a 12 ft. alley; thence with the Southern line of said alley and with the Northern or outside edge of the brick wall of the building on the lot herein conveyed N. 71 W. 63.5 feet to Spring Street; thence with Spring Street S. 20 W. 87 feet to the beginning corner.

The said lot of land herein conveyed being all of that certain lot of land conveyed to Alvin H. Dean, Deceased, by George H. Bailes and Jno. Frank, as shown by deed dated October 30, 1924, and recorded in R. M. C. Office for Greenville County in Book 102, page 243.

It is understood and agreed that the 12 foot alley hereinabove referred to shall remain open for the mutual use, benefit and enjoyment of the owners of the adjoining property, their heirs and assigns.

(b) To James M. Dean the lot on Laurens Street upon which there are two houses, at the agreed price of Eight Thousand Three Hundred Sixty five (\$8,365.00) Dollars; the lot and dwelling house on the South side of Buncombe Street, at the agreed price of Four Thousand (\$4,000.00) Dollars; and the farm known as the Bannister Place, at the agreed price of Five Thousand Six Hundred Sixty (\$5,660.00) Dollars. The following is a description of the property to be deeded to James M. Dean;

All that piece, parcel or lot of land in the First Ward of the City of Greenville, in the County and State aforesaid, known in the subdivision of lands formerly belonging to Main Street Real Estate Company, as lot # 11, and having the following metes and lines; Beginning at a stake on east side of Laurens Street (two hundred and forty and six-tenths feet from the corner of College and Laurens Streets); thence with Laurens Street S. 18 W. forty-nine and one-tenth feet to stake, corner of lot now or formerly owned by Mrs. Foster; thence along her line S. 72 E. ninety six (96) feet to a ten foot alley; thence along said alley N. 18 E. forty-nine and one-tenth feet to a stone at corner of lot formerly belonging to F. Burgess (afterward to P. S. & I. Co.,); thence along line of last lot N. 72 W. ninety-six feet to the beginning corner. Being the same lot of land conveyed to Alvin H. Dean, Deceased, by C. G. Wyche, as shown by deed dated April 16, 1929, and recorded in the R. M. C. Office for Greenville County in Volume 114, Page 129.

Also, all that lot of land situate on Buncombe Street in the City of Greenville County and State aforesaid, and having the following metes and bounds: Beginning at an iron pin on Buncombe Street and running thence S. 34¹ E. 74 feet 6 inches to an iron pin; thence S. 55¹ W. 247 feet to an iron pin; thence N. 36¹ W. 79 feet to an iron pin; thence N. 55¹ E. 252 feet to an iron pin; this being a part of the property purchased by Alvin H. Dean from L. K. Kelly, as shown by deed dated February 2, 1911, a part of which was sold and conveyed by Alvin H. Dean, during his life time, to J. B. Earle, O. P. Earle and S. B. Earle, as shown by deed dated April 24, 1913, and recorded in Vol. 18, Page 193, in the office of R. M. C. for Greenville County.

Also, all that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, in Austin Township on Long Branch of Laurel Creek of Reedy River, near Reedy River Factory, having such metes and bounds, as are hereinafter set forth (the majority of such metes and bounds being shown on a plat of tract No. 1 of the John Bannister lands, made by J. N. Southern, December 14th, 1892, and now

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