

248 The following Deed of Conveyance from Augustin Sims to Andrew Jones  
being proven before Joseph Dunklin Esq. by the oath of William Story  
was presented and Recorded this 22<sup>nd</sup> day of April A. D. 1796

This Indenture made the twenty seventh day of December in the year of  
our Lord one thousand seven hundred and ninety four between Austin  
Sims of Greenville County State of South Carolina of the one part and  
Andrew Jones of the County State aforesaid of the other part Witnesseth  
that for and in consideration of the sum of fifty pounds Sterling mone-  
y to him in hand paid by the said Andrew Jones the receipt whereof  
he does hereby acknowledge & thereof & every part & parcel thereof do ac-  
quit & discharge the said Andrew Jones his heirs and assigns for ever  
have given granted bargained and sold and by these presents do give  
grant bargain sell release convey & confirm unto the said Andrew  
Jones his heirs Exors. &c. for ever one certain tract or parcel of land situate  
lying & being in Greenville County and on both sides of a small Creek  
known by the name of Little Reedy fork containing two hundred & thirty  
two acres by the same more or less and bounded as followeth To wit,  
beginning at a Corner Gum on said Creek thence SW up said Creek 15 ch.  
to an oak + thence off NW 40 ch. & 30 links to a post oak thence S.W.  
crossing a Branch to a pine, thence S. crossing three branches 4 ch. to a Crooked  
white oak, thence W 6 ch. to a post oak thence S. 12 ch. crossing a branch  
to a spanish oak, thence S. 80 & 50 ch. to a maple, thence nearly North 41  
ch. to the first mentioned beginning together with all houses orchards  
Gardens Meadows pastures feedings fences Woods underwoods ways  
waters and water courses together with all the Estate right title Interest  
possession claim and demand whatsoever of him the said Austin Sims  
in or the same or any part of the Reversion & Reversions remainder & remainders  
of all and singular the aforementioned premises and every of their appurtenances  
to have and to hold the said two hundred and thirty two acres of Land more  
or less and premises with their and every of their appurtenances unto the said  
Andrew Jones his heirs and assigns to their only proper use and behoof for  
ever free and clear from all Incumbrances whatsoever and further the  
said Austin Sims for himself his heirs and assigns do covenant and agree  
to and with the said Andrew Jones his heirs and assigns that him with  
the right & Title of the said Land and premises and every of their appurtenances  
against all persons or persons whatsoever will warrant and defend for ever  
unto the said Andrew Jones his heirs and assigns and lastly the said Austin  
Sims his heirs do promise and agree to and with the said Andrew Jones  
his heirs and assigns that they shall and will be ready at all times hereafter  
to make any deed or deeds conveyance or conveyances as shall be requisite  
in the law for the better securing of the right and title of the said Land & premises  
unto the said Andrew Jones his heirs and assigns as he may reasonably desire  
or require and the said Austin Sims has hereunto set his