

The State of South Carolina, Know all men, by County of Greenville I thus certify that I Thomas Taylor of the County and State aforesaid in Consideration of the sum of Eight Hundred dollars to me paid by Alfred Taylor of the County and State aforesaid have granted bargained sold and released and by this present do grant bargain sell and release unto the said Alfred Taylor all tracts tracts and parcels of land containing less than one acre more or less situated lying and being in the County of Greenville and State aforesaid on more or less bounded by lands of the said Alfred Taylor, Peter Seelbach the James Best and other land of Thomas Taylor & the land of other persons beginning on a Maple on the line of Eugene River and beginning No W 29 40 to a Stone or stone N 83 1/2 W 41 50 to a Maple or stone S 77 1/2 W 16 55 to the Pine trees up the meadowings of the line to a Black Gum on the bank of the River then S 20 W 12 40 to a Stone Corner then N 88 E to E. Stone Corner a Stone 33 on 75 line then S 85 E 22 to a Peg then N 88 W 3 to a piece then S 85 E 18 to the Corner of the Hardon Land then N 6 W down the meadowings of the bank about the ford 23 50 then S 78 E down the meadowings of the bank and line 95 to the Beginning Corner together with all and singular the right, title, demands and appurtenances to the same persons belonging or in anywise incident or appertaining to her and to her heirs, assigns and assigns the same before mentioned unto the said Alfred Taylor and his assigns given on the following tenor and covenants to wit I Thomas Taylor do hereby reserve to myself the right and privilege of retaining possession of said lots of land during my life time and of cultivating the cleared lands on said tract during that period of 21 years to do so My said son Alfred Taylor however shall have exclusive possession and control from the date of this deed of mill and water privileges belonging to the mill situated on said tract of land and also the land which the said Alfred Taylor has already cleared or may hereafter in my life time clear upon said tract the said Alfred Taylor is also hereby vested with full power and authority to occupy and use as his own absolute property all the houses and buildings of every description and Charcoal-works he has already erected or caused to be erected or may hereafter in my life time erect or cause to be erected on said tract of land and to take and remove and consume the timber from and off said

x

land at his pleasure and discretion I the said Thomas Taylor have annexed and attached to this deed a Schedule of the value of each of my tracts and parcels of land as a basis for their valuation and appraisement after my death If any of the said tracts of land specified in said Schedule shall at my death have appreciated or depreciated in value according to said basis of valuation in either event all of said tracts of land including the tract conveyed by this deed shall appreciate or depreciate in the same manner and to the same measure and degree any improvements which may be made by Alfred Taylor on the tracts of land herein conveyed to him shall not into the question of appreciation or depreciation of said lands and he shall not account to my estate for said improvements The tracts of land herein conveyed to Alfred Taylor and all the other tracts and parcels of my lands specified in said Schedule shall be valued as soon as convenient after my death to wit within six months after my death by three disinterested and competent men chosen by my executors or administrators or the Court may be for that purpose the said three men chosen as aforesaid shall take my valuation of said lands as specified in said Schedule as a basis for their valuation of said lands and they the said three men shall either enhance or depreciate said lands in value a like equally in the same measure and degree upwards or downwards taking said basis as a starting point for said valuation The said Alfred Taylor in the final settlement of my estate after my death shall only account to my estate for said land herein conveyed to him as an advancement to him at the valuation fixed according to the direction above specified & And I do hereby bind myself my heirs Executors and administrators to warrant and defend all and singular the said persons or parts of land unto the said Alfred Taylor and his heirs and assigns against me and my heirs and my other persons whomsoever lawfully claiming or to claim the same in any point that shall come my hand and seal this 13<sup>th</sup> day of April 1869 and in the 45<sup>th</sup> year of the Independence of the United States of America

Signed sealed and delivered in the presence of  
 John M. Taylor & Peter Seelbach Thomas Taylor  
 W. H. H. Lamb & J. H. H.  
 South Carolina Personally appeared before me Wm David of the County of Greenville who made oath that he saw Thomas Taylor Sign Seal & deliver the within