

any manner, occur or happen to the tract of eighty seven acres of land so now held and owned by me as aforesaid, or to the crop or crops at such times or at any time growing thereon or planted therein by reason of the rise or overflow of the waters of the said River caused by the increase in size of the said dam or the raising of the same or the creation of any new dam or dams or for or by reason of any alterations or improvements or structure of any nature and kind whatsoever so made by the said Francis J. Pelzer his heirs or assigns, or any person or persons at any time associated with him or them, upon the tract of land so purchased by him from the said George W. Anderson as aforesaid. And I the said Thomas A. Mearns for my self my heirs executors and administrators and assigns owners of the tract of eighty seven acres of land hereinbefore described do hereby covenant promise and agree to and with the said Francis J. Pelzer and his heirs and assigns that the said Francis J. Pelzer his heirs and assigns and any person or persons at any time associated with him or their owners of the tract of land known as Anderson's Mills hereinbefore described shall and may at all times hereafter peaceably and quietly have hold use occupy possess and enjoy the above granted premises and the easement right and privilege hereby granted and conveyed and every part and parcel thereof and each and everything necessary to the full and complete use and enjoyment of the same with the appurtenances fully and completely and without any let such trouble molestation eviction or disturbance of me the said Thomas A. Mearns or of my heirs executors administrators and assigns or of any other person or persons lawfully claiming or to claim the tract of land now owned as aforesaid by me the said Thomas A. Mearns and further that I the said Thomas A. Mearns am at the time of the sealing and delivery of these presents lawfully seized in my own right of a good absolute and indefeasible estate of inheritance in fee simple of and in all and singular the tract of land so owned by me as aforesaid and have good right full power and lawful authority to grant and convey the right privilege and easement hereinbefore more fully conveyed and described. And further that I the said Thomas A. Mearns and my heirs and all and every other person or persons whomsoever lawfully or equitably during any estate right title or interest of in or to the tract of land so owned by me as aforesaid shall and will at any time hereafter upon the reasonable request of the said Francis J. Pelzer his heirs

and assigns, make do and execute, or cause or procure to be made done and executed all and every such further and other lawful and reasonable acts, conveyances and assurances in the law, for the better and more effectually vesting and confirming the premises, rights and privileges, hereby granted and conveyed or intended to be, in and to the said Francis J. Pelzer his heirs and assigns forever, as to him the said Francis J. Pelzer his heirs and assigns or his or their counsel learned in the law shall be reasonably devised, advised or required. In witness whereof I have hereunto set my hand and seal the day and year above written.

Thos. A. Mearns

Signed sealed & delivered

in presence of  
D. V. Garrison  
Geo. Westmoreland

State of South Carolina } D. V. Garrison being duly sworn says that  
County of Greenville } he saw Thomas A. Mearns sign seal and deliver the above written deed and that he writes Geo. Westmoreland witnessed the execution thereof  
Sworn to before me the 30<sup>th</sup> Sept 1880

Geo. Westmoreland

D. V. Garrison

Not Pub

State of South Carolina } I Geo. Westmoreland do hereby  
County of Greenville } certify unto all whom it may concern that Mrs. E. M. Mearns wife of the within named Thomas A. Mearns did this day appear before me and upon being privately and separately examined by me did declare that she doth freely voluntarily and without any compulsion dread or fear of any person or persons whomsoever release and forever relinquish unto the within named Francis J. Pelzer his heirs and assigns all her interest and estate and also all her right and claim of dower of in or to all and singular the premises within mentioned and released  
Given under my hand and seal this 30<sup>th</sup> day of Sept Anno Domini Eighteen hundred and eighty

Geo. Westmoreland

E. M. Mearns

Not Pub

Entered in Auditor's office  
Recorded 1<sup>st</sup> October 1880