

on Saluda River containing two hundred and eighteen acres more or less including mill lot at Wilson's Bridge bounded on the East by Saluda River on the South by S. L. Williams Esq on the West by Col. D. L. Donald and Hugh Ormsel and on the North by Hugh Prince being more fully described in deed from A. O. Norris to R. L. Thompson recorded in the Mease conveyance office for Anderson County in Book G & pages 57 & 58 the same being the premises conveyed to me the said George W. Anderson by Mary S. G. Thompson by deed dated twenty second December A. D. 1870 and recorded in the Mease conveyance office for the said County of Anderson in Book L page 613. Together with all and singular the rights, members, hereditaments and appurtenances, to the said premises belonging, or in anywise incident or appurtenant, to have and to hold, all and singular the premises before mentioned, unto the said Francis J. Pelzer his heirs and assigns forever, and I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Francis J. Pelzer his heirs and assigns against me and my heirs and all and every other person, or persons lawfully claiming, or to claim the same, or any part thereof, and I the said George W. Anderson for myself and my heirs, executors and administrators do covenant, promise, grant and agree to, and with the said Francis J. Pelzer his heirs and assigns, by these presents, in manner and form following: that is to say, that I the said George W. Anderson now at the time of the sealing and delivery of these presents, am lawfully and absolutely seized of and in the said plantations and all and singular other the premises herein before mentioned, and intended to be hereby granted and released, and every part and parcel thereof, with their and every of their appurtenances, of a good, sure, perfect and absolute state of inheritance, in fee simple, without any manner of condition, trust, proviso, power of Revocation or limitation, or any use or uses, or other restraint, matter or thing whatsoever, to alter, change, charge, defeat or void the same, and also that I the said George W. Anderson now have in myself good right, full power, and lawful and absolute authority, to grant, release and confirm the said plantations and all and singular other the premises herein before mentioned, and intended to be hereby granted and released, and every part and parcel thereof, with their and every of their appurtenances unto the said Francis J. Pelzer his heirs and assigns forever,

as aforesaid, and also, that it shall and may be lawful to and for the said Francis J. Pelzer his heirs and assigns from time to time, and at all times, forever hereafter, peaceably and quietly to enter into, have, hold, occupy, possess and enjoy, the said plantations and all and singular other the premises herein before mentioned, and intended to be hereby granted and released, and every part and parcel thereof, with their and every of their appurtenances, without any of the lawful let, suit, trouble, molestation, violation or interruption of me the said George W. Anderson, my executors or administrators, or any other person, or persons, whatsoever, and that free and clear, and freely and clearly, and absolutely acquitted, exonerated and discharged of and from all and all manner of former and other gifts, grants, bargains, sales, uses, Wills, entails, jointures, Dowers, judgments, executions, charges, and incumbrances, whatsoever, had, made, done, committed, or suffered, by me the said George W. Anderson, or any other person, or persons whatsoever, and lastly, that I the said George W. Anderson and my heirs, and all and every other person or persons lawfully claiming, or to claim, any estate, right, title, trust, or interest, of, in, or to, the said plantations and all and singular other the premises herein before mentioned, and intended to be hereby granted and released, or any part or parcel thereof, shall and will, from and at all times hereafter, at the reasonable request and proper costs and charges of the law, of the said Francis J. Pelzer his heirs and assigns, make, do, acknowledge, and execute, or cause and procure to be made, done, acknowledged, and executed, all and every such further and other lawful and reasonable act and acts, thing and things, conveyances and assurances in the law whatsoever, for the further, better, and more perfect and absolute granting, conveying and assuring the said plantations and all and singular other the premises herein before mentioned, and intended to be hereby granted and released, and every part and parcel thereof, with their and every of their appurtenances, to and for the use and behoof of the said Francis J. Pelzer his heirs and assigns forever, as by him or them, or by his or their counsel learned in the law, shall be reasonably devised, or advised and required.

Witness my hand & seal this twenty fifth day of September in the year of our Lord one thousand eight hundred and eighty and in the one hundred and fifth year of the Independence of the United States of America,  
 Signed, sealed & delivered  
 in the presence of  
 George W. Anderson