

P. C. Duncan	Geo	Mo
To	Jan	1854
J. D. Hawkins	Land	125

South Carolina }
 Greenville District }
 P. C. Duncan of the District and State

aforsaid for an in consideration of the sum of four hundred and eighty four and 3/4 Dollars to me in hand paid by J. D. Hawkins of the District and State aforesaid have granted, bargained sold and released and by these presents do grant bargain sell and release unto the said J. D. Hawkins all that tract or parcel of land situate lying and being in the District and State aforesaid containing one hundred and twenty five acres to the same more or less lying on Boock's creek waters of Headly River beginning at a Rock corner formerly a Post Oak near the Duncombe Road and thence S 7/4 W 38.13 chains to a Hickory 37 3/4 Thence S 79 3/4 W 31.50 chains to a Hickory 37 3/4 Thence S 18 1/4 W 30.50 chains to a stake Thence S 1 1/2 E 13.20 to a post oak Thence S 1 1/2 E 25.16 to a small pine Thence S 1 1/2 E 14.75 to a post oak Thence S 8 1/2 E 5.25 to the beginning corner

Together with all and singular the right members hereunto - annents and appurtenances to the said premises belonging or in any wise incident or appertaining

To have and to hold all and singular the premises here mentioned unto the said J. D. Hawkins his heirs and assigns forever and I do hereby bind myself my heirs executors and administrators to warrant and forever defend all the right title and interest which was conveyed to me by deed of A. D. Brook Executor of Pinckney Hawkins dec'd being date the fifth day of November one thousand eight hundred and forty nine in conveying to me the tract of Land known as the Boock place of which the tract now conveyed comprises apart as will more fully appear by reference to a plat made by Willis D. Smith & Co bearing date the 10 day of November 1849 as J. D. Hawkins and myself purchased jointly under the deed of A. D. Brook Executor. It is not intended in this deed to convey any other or any more title or warranty than I require under that title and all that and only that I do hereby convey to the said J. D. Hawkins his heirs executors and assigns against myself my heirs executors and assigns and against every person else claiming under me

Witness my hand and seal this 5th day of January 1854
 Signed sealed and delivered in presence of
 Samuel A. Duncan James M. Duncan } P. C. Duncan

South Carolina }
 Greenville District }
 Personally appeared before me Samuel A. Duncan and James M. Duncan } made oath that he saw P. C. Duncan sign seal and deliver the within deed to J. D. Hawkins for the uses and purposes therein contained and that James M. Duncan was with himself a subscribing witness to the same

Shewn to and subscribed before me this the } day of } 1854 }
 H. D. Thompson M. J. L. } B. A. Duncan

South Carolina }
 Greenville District }
 I H. D. Thompson Magistrate of Greenville District do hereby certify unto all whom it may concern that Mary