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Know all men by these presents that I Samuel James Astor of Greenville District in the State aforesaid for and in consideration of the sum of one hundred dollars to me paid by Samuel Townes of the District and State aforesaid have granted bargained sold and released and by these presents doth grant bargain sell and release unto the said Samuel Townes all that tract or parcel of land situate lying and being in the State and District aforesaid and on a small branch of Saluda River beginning at a poplar on the pole bridge branch running thence  $N^{o} 11^{\circ} W^{o} 30$  chains to a stake near a glade thence up said glade  $N^{o} 75^{\circ} E^{o} 11$  ch<sup>s</sup> to a small post oak at the head of said glade an old corner thence  $S^{o} 30^{\circ} E^{o} 8$  ch<sup>s</sup> and 50 links to a post oak on the road thence  $S^{o} 16^{\circ} E^{o} 25$  ch<sup>s</sup> crossing said pole bridge branch to a stake and from thence to the beginning containing forty five and a half acres the same being part of a tract of land containing 418 acres originally granted unto the said Samuel James Astor by a Grant bearing date the 2<sup>nd</sup> day of October 1786 Together with all and singular the rights members hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining to have and to hold all and singular the premises before mentioned unto the said Samuel Townes his heirs and assigns forever and I do hereby bind my self my heirs Executors and administrators to warrant and forever defend all & singular the said premises unto the said Samuel Townes his heirs and assigns against my self unto the said & my heirs and against all and every other person or persons whatsoever lawfully claiming