

1040

South Carolina. Know all men by these presents that J. John Martin  
of Greenville District and State aforesaid for an in consideration  
to me in hand of the sum of One Hundred and seventy five  
dollars paid by Andrew Martin of the State and district aforesaid  
I have granted bargained and sold and by these presents do grant  
bargain sell and release all that tract of land situate lying  
and being in the State and district aforesaid on Rocky Creek  
waters of Enore River lying on the South side of said Creek  
bounding andutting on the North by the Creek on the E by  
David M. Sheppard on the S. & W. by A. Martin having the following  
courses and marks. beginning at a Gum 3x on the North side  
of the Creek thence S 23 E 20 to a Stake 3x thence S 75 W 3.50 to a  
Spanish O. 3x thence S 21 W 45 to a Stake 3x thence on A Martin  
line to the Creek. thence down the meanders of the Creek to the  
Beginning corner. containing One hundred and thirty two  
acres more or less to have & to hold to the only use of the said  
Andrew Martin his heirs & adm. &c. (except the conditions hereafter  
specified) all the aforesaid premises hereditaments & appurtenan-  
ces to the same belonging or in any wise incident. and I do  
hereby warrant and defend the same from myself my heirs  
& adm. &c. and from every person or persons lawfully claiming  
the same or any part thereof with the following exceptions  
That J. John Martin myself & wife are entitled to live on said  
premises and use the same during our natural life & have  
the same privilege as though this deed never had been made  
and moreover that we shall not be molested or interrupted in  
the quiet enjoyment of the same. that this deed forever conveys  
the real title of the land to the said Andrew Martin but  
while conveying the same it is expressly intended to guarantee  
to the said John Martin & Nancy his wife the use and benefit  
of the aforesaid premises during their lives in the same way  
as they have heretofore cultivated & used it. but nothing herein  
shall ever be so construed as to authorize the Willful damage  
& destruction of any appurtenances on the aforesaid premises  
and when such overt Act to destroy and deface the aforesaid  
premises is done then in that case the life estate claims  
shall become utterly void & extinct and this deed to all intents  
& purposes will be a sufficient claim to prevent such abuse and  
arrest the same out of the possession of the said John Martin  
and wife. now J. John Martin do hereby convey all the aforesaid  
premises to Andrew Martin his heirs & adm. &c. in fee simple  
with the aforesaid incumbrance. in testimony whereof I have  
set my hand and seal this the 21<sup>st</sup> day of February in the  
year of our Lord One thousand Eight hundred & thirty