

M. Clanchon Junr. sign and execute the within Instrument of writing & that he saw "John Young & Mary Ann Edwards" William Edwards sign his name as a Witness to the same & do acknowledge my name to be my hand write Sworn to before me, Sworn to before me this 3^d of March 1804 —
 Richard M. Clanchon
 D. Goodlette J. D.
 [Recorded the 3^d day of March 1804]

The State of South Carolina. Know all men by these Presents that I John Matlock of Greenville District and State aforesaid in consideration of two hundred and forty dollars to me in hand paid by Abner Nixon of the same State and District. Have granted bargained sold & released and by these Presents do grant bargain sell and Release unto the S^r. Abner Nixon, All that Plantation or tract of Land Containing one hundred and Eighteen Acres (be the same more or less) situated in Greenville District lying on the Beaverdam "Creek" a Branch of Mountain Creek waters of Saluda River, Beginning on a hickory 3^d on the Beaver dam creek, running thence S 80 E 14 50 Ch^s at the meanders of a small branch to a Rock 3^d at a Spring bounding on Sam^l. Neighbours thence N 61 E 15^{ch} along the S^r. Neighbours line to a red oak 3^d thence S 76 E 15^{ch} bounding on the aforesaid Sam^l. Neighbours to a hickory 3^d thence N 19 E 29^{ch} bounding on Mr. Arnold to a Maple 3^d on a branch thence nearly a West course down the meanders of S^r. branch to its confluence with the Creek, thence down the meanders of S^r. creek to the beginning (being part of a Tract of land originally granted to Patrick Lafferty on the 12th day of September 1785) Recorded in the Secretaries office in book 7. 777, page 41 & Conveyed from S^r. Patrick Lafferty to Thomas Lewis by lease & Release bearing date the 20th day of November 1787. and from said Lewis to John Matlock by deed of Conveyance on the 29th day of October 1789) Together with all & singular the Rights members accoutments 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 Abner Nixon his heirs and assigns forever. And I do hereby bind myself my heirs executors and administrators to warrant and forever defend all and singular the said Premises unto the said Abner Nixon him his heirs & assigns against myself & my heirs & against all other persons whomsoever lawfully claiming or to claim the same or any part thereof. Witness my hand and seal this 12th day of November in the year of our Lord One thousand eight hundred and three, and in the twenty seventh year of Independence of the United States of America
 Witness: Leckiah Neighbours }
 Same Neighbours } John ^{his} Matlock
 South Carolina Greenville District. Samuel Neighbours came before me & made oath that he saw John Matlock sign seal and deliver to Abner Nixon the within deed of Conveyance for the use of the within mention. and further saith that he saw Leckiah Neighbours sign his name as a subscribing Witness at the same time. Sworn to & subscribed before me this 6th day of January 1804. George Grace J. D. Samuel Neighbours -

[Recorded the 5th day of March 1804]