

South Carolina & I bind all men by these presents; that I Wm. B. B. of
 Greenville District, Greenville District in the state aforesaid for and in considera-
 tion of the sum of Seven hundred Dollars to me in hand paid by Dr. Thomas
 B. Rutherford of Newberry District in the state aforesaid I have granted
 bargained, sold and released, and by these presents do grant, bargain
 sell and release unto the said Dr. Thomas B. Rutherford All that tract of
 parcel of land, situate lying and being near the Village of Greenville
 in the State aforesaid in front of Dr. Atwoods on the Duncomb road
 and Avenue leading to the said Rutherford's residence beginning at a
 stake opposite Dr. Atwoods residence and runs South 77 degrees West along
 the avenue three hundred feet to a stake thence North 38 West Six hundred
 twenty three and a half feet to a stake on Powell's line thence North 53
 East two hundred & forty five feet along Powell's line to stake near the
 Duncomb road, thence South 38 East four hundred forty eight and a half
 feet (but to the beginning). Containing by estimation two acres three rods &
 thirty two perches be the same more or less, the same being bounded by
 a small strip of land belonging to Dr. Atwood on the Duncomb road which
 is not intended to be incorporated in this deed or survey and it is understood
 that the said Avenue shall always be left open ninety feet wide from the
 Duncomb road to the head or mouth of the present lane as the line is now
 standing belonging to the said Rutherford measuring the same diagonally the manner
 in which the Duncomb road runs, the land plot having such form as
 is represented by a plot of the same accompanying this deed Together
 with all and singular the Rights, Members, Accidents and Appurtenances
 to the said premises belonging or in anywise incident or appertaining
 to have and to hold all and singular the premises before mentioned unto the
 said Dr. Thomas B. Rutherford his Heirs and assigns forever