

M.035 MOSES HILL PURCHASES LAND FROM ZACHARIAH ESTES ON
11TH MAY 1786 (FAIRFIELD DEEDS, VOL. 4 PAGES 256-
260).

This Indenture made this Eleventh day of May in the year of our Lord One Thousand Seven Hundred and Eighty Six (1786), between ZACHARIAH ESTES, of the State of South Carolina and District of Camden of the one part and MOSES HILL of the state and district, aforesaid of the other part, WITNESSETH that for and consideration of the sum of Twenty Five Pounds STERLING, of the said state, in hand well and truly paid to the said ZACHARIAH ESTES and (by matters causing????) and delivery of these presents, the receipt whereof is hereby acknowledged, he the said ZACHARIAH ESTES, hath granted bargained and sold aliened (wod not legible) sole use and confirm use and confirm and conveyed unto and by these presents doth grant bargain sell alien promise release direct and confirm unto the said MOSES HILL, in his actual possession, being by virtue of a bargain and sale to him thereof made for one whole year and by force of the statute for transforming of (leases?) into possession, and to his his heirs and assigns all that plantation or tract of ONE HUNDRED ACRES (100) situate on the NE side of Broad River, on the branches of Little River, bounding NE (?????) on lands laid out to RICHARD GWINN, all other sides on vacant land when surveyed and hath such shapes forms and marks as appears in a plat for the said land (granted?) to the original grant, granted ZACHARIAH ESTES, THE 19TH Day of August, One Thousand and Seven Hundred & Seventy Four (1774?), TOGETHER with all and singular, the houses, (buttresses?), Edifies, buildings, barns and stables, yards, gardens, woods, underwoods, timber and timbers, trees, meadows, pastures, lands, lakes, fishings () waters and water courses, paths, passages, privileges, (prophets?..profits?) commodities, hereditements, rights numbers and appurtenances WHAT SO EVER, to the said tract of land belonging or anywise appertaining and the revision and revisions, remainder and remainders, rents, (issues?) and profits hereof and every part and parcel whereof and also all the Estate, Rights, Titles, Interest () Trust possession property benefit claim and demand WHAT SO EVER of the said ZACHARIAH ESTES, his wife, MARTHA ESTES, of unto or out of the same and every part thereof and all Deeds, EVIDENCES AND WRITINGS WHAT SO EVER, to all being or concerning the premises and every part and (parcel?) thereof..TO HAVE AND TO HOLD, the said plantation of ONE HUNDRED ACRES of land with all and singular, the premises and appurtenances there unto belonging and SWORN before granted, released and conveyed unto the said MOSES HILL, his heirs and assigns to the only and proper use and behoof of the said MOSES HILL, his heirs and assigns forever and the said ZACHARIAH ESTES doth for himself, his heirs, executors and administrators, covenant, promise, grant and agree to and with the said MOSES HILL, his heirs and assigns in manners

following, that is to say that the said ZACHARIAH ESTES, now is and actual the Execution of these presents shall stand seized of a good sure perfect (and?) Indefeasible Estate of a Inheritance of FEREE SIMPLE??? of deed made the aforesaid tract of land with the rights members and appurtenances without any manner of condition, trust, mortgages (agreements?) Execution or Incumbencies what so ever to alter or any or determine the same and that he, the said ZACHARIAH ESTES, hath good rightful power and lawful authority to grant bargain sell alien promise release convey and confirm unto the said MOSES HILL, his heirs and assigns the said plantation or tract of 100 acres of land with the premises and appurtenances according to the laws and intent of these presents and also that the said MOSES HILL (sic?) and assigns shall and may from time to time and at all times (?????????) have (hold or sole?) possess and (enjoy?) the said plantation or tract of 100 acres of land with appurtenances without any manner of molestation or device of the ZACHARIAH ESTES, his heirs and assigns and of all and every other person WHAT SO EVER and also that the said plantation and all the premises before mentioned meant or intended to be, thereon granted sold and released with the appurtenances are and from time and at all times hereafter shall continue to remain and be free or otherwise kept harmless and emnified of and from all manner of form or other (GIFTS??) grants, bargains and sales mortgages judgements jointures or demands, forfeitations or incumbencies WHAT SO EVER had made committed or supposed to be done by him the said ZACHARIAH ESTES or by any other person WHAT SO EVER and also that the said ZACHARIAH ESTES and his heirs and every other person, anything having or claiming in the said plantation or tract of 100 acres of land with the (?????????) by from or under him, shall and will from time to time and at all times here after at the reasonable request of the said MOSES HILL, his (heirs?) and assigns make or acknowledge suffer and execute or cause or promise ledged (lodged?) levied and executed all every such further and lawful and reasonable act and acts thing and things deeds and assessments on the law for the furthermore after and conveying and assuring all and singular the said tract of 100 acres of land unto the said MOSES HILL, his heirs and assigns according to the true intent of these presents and LASTLY the said ZACHARIAH ESTES, his heirs, executors, administrators the said plantation or tract of land with the appurtenances above mentioned unto the said MOSES HILL, his heirs and assigns against him the said ZACHARIAH ESTES, his heirs, executors and assigns and against all and every other person WHOM SO EVER, shall and will warrant and forever defend by these presents IN WITNESS WHEREOF the parties to these presents hath interchangeably SET THEIR HAND AND SEALS the day and year first above written. (11th May 1786)

SIGNED BY ZACHARIAH ESTES (LS)

MARTHA ESTES (LS)

SIGNED, SEALED &
DELIVERED IN PRESENTS OF US:
THOS. ADDISON, ROBERT ALCORN & CHRIST. (X) ADDISON
his mark

FAIRFIELD COUNTY

MEMORANDUM that on the 16th day of August in the year of 1786, THOMAS ADDISON AND CHRISTOPHER ADDISON appeared in open court in our said County and being duly sworn say that they saw ZACHARIAH ESTES and MARTHA, his wife, sign seal and deliver the within deed and for their act and deed for the uses and purposes within mentioned and that they saw ZACHARIAH ESTES sign the receipt for the consideration money thereon considered.

ecd. dc. deh " 68 ??? sic ?? (sic)

CERTIFIED THIS 13TH NOVEMBER 1786 JNO, MILLING CLERK OF THE COURT

Note by Robert Hill of Brandon, Fl:

Perputal calander shows: 11th May 1786 was on a Wednesday, which was the date of this deed.

The deed was not witnessed until the 16th of August 1786, which was on a Wednesday. The Estes family came from the old Essex County, Va.

END OF DOCUMENT.