

Know all men by these presents That I Charles Nichols
of the Town of Laurens County of S. C. for and in consideration of the
sum of One Hundred & Seventy Five Dollars to me in hand paid
by Edward Sutton Smith of Boston State of Massachusetts the receipt
whereof is hereby acknowledged, have bargained, sold and quit claims
and by these presents do bargain, sell and quit claim unto the said
Edward Sutton Smith and to his heirs and assigns forever all my
right, title estate interest claim and demands in possession or in
expectancy of, in and to the following described land, situated in
the Town of Laurens aforesaid, to wit - Lot No. 228 Indiano
Street - To have and to hold the above described premises with
the privileges and appurtenances therunto belonging, unto the
said Edward Sutton Smith heirs and assigns forever - And I
the said Charles Nichols for myself and my heirs executors and
administrators, do covenant with the said Edward Sutton Smith
his heirs and assigns that the said premises are free from all en-
cumbrances made or suffered by me that I have full right and power
to sell convey and quit claim the same and that I shall and will
warrant ^{and} defend the same unto the said Edward Sutton
Smith his heirs and assigns forever against the lawful claims
and demands of all persons claiming by through or under me
but against none other - And I the said Charles Nichols my
heirs and assigns are held and firmly bound by these presents in
the sum of Two Hundred Dollars to the said Edward Sutton Smith
his heirs executors and administrators to make and convey unto
unto him or them all further right or title which shall or may be
awarded or conveyed to me by any authority or by any person or
persons by virtue of a title to the Town site of Laurens aforesaid issuing
from the general Land Office - In Witness whereof I have hereunto
set my hand and seal this 4th Day of April A.D. 1857

Signed sealed and delivered

in presence of Geo M Farrington

Charles Nichols S. C.

Recd for record April 6th 1857 and above M.