

Jan 1864

Sterling Saylor et al #
to #
M. C. Mercur #

This indenture made the eleventh day of January
in the year of Our Lord one thousand eight hundred
and sixty-four. Between Sterling Saylor of the
Township of Jenkins and Fanny E. Saylor his wife,

he the said Sterling Saylor being the son and an heir at law of Samuel Saylor late
of Plains Township, deceased, and Stephen Abbott his wife the said Mary Abbott being
late said Mary Saylor and the daughter and an heir at law of the said Samuel Saylor,
deceased, and all of the County of Luzerne and State of Pennsylvania, parties of the
first part and M. C. Mercur of Towanda, Bradford County and State aforesaid of the
other part.

Witnesseth that the said parties of the first part for and in the consideration
of the sum of eleven thousand three hundred and thirty-three dollars and thirty-three
cents and one-third cents, lawful money of the United States of America, unto them
well and truly paid by the said M. C. Mercur at and before the sealing and delivering
of these presents, the receipt whereof is hereby acknowledged, have granted, bargained,
sold, aliend, enfeoffed, released and confirmed presents do grant, bargain, sell,
alein, enfeoff, release and confirm and unto the said M. C. Mercur, his heirs and
assigns, the two undivided sixth part of all that certain tract, piece or parcel of
land, situate in late Pittston Township, now Plains Township in the County of Luzerne
and State of Pennsylvania. Being Lot No. 3 and part of Lot No. 2 in the first
division of Certified Pittston Township. Bounded and described as follows:

To Wit: Beginning at the Susquehanna River thence by Lot No. 4 South sixty-one
degrees East one hundred and seventy-five and a half perches to the Public Road;
thence by the same South sixty-degrees forty-five minutes West one hundred and five
and a half perches to a corner; thence by part of Lot No. 3 now owned by the
Pennsylvania Coal Company North sixty-one degrees West one hundred and eighty-two
and eight tenths perches to said Susquehanna River; thence by the same North sixty-four
degrees East one hundred and nine and a half perches to the place of beginning.

Containing one hundred acres seventy-three perches strict measure. Excepting and reserving from the surface of one-half acre of land out of the above described lot heretofore sold and conveyed by Samuel Saylor to Samuel Billings and the surface of a strip of land for a railroad heretofore sold and conveyed by said Samuel Saylor to Volney Maxwell and the same is conveyed to said Maxwell and the right of way occupied and sold to the Wilkes-Barre and Providence Plank Road Company. Excepting and reserving also one acre of surface heretofore conveyed by William D. Lewis, Jr. and John M. Odenheimer to Theodore Strong and by said Strong conveyed to John^{C.} Williams and also the surface of a piece of land between the railroad and the creek on which the store house of V. L. Maxwell now stands, being the same premises which Samuel Saylor and wife by indenture bearing date the 14th day of July A.D. 1855 recorded in the office of recording deeds of said County of Luzerne in Deed Book , Page 21 granted and conveyed unto William D. Lewis, Jr. and John Odenheimer and by Lewis and Odenheimer and there respective wives reconveyed back to the said Samuel Saylor in fee by deed of indenture bearing date the 29th of December, 1857, recorded in the said office for recording deeds in deed book No. 73, page 179, excepting the 10 acres reserved in said deed as conveyed to Theodore Strong which said ten acres with the exception of one acre of surface reserved as afore said to John C. Williams, the said Theodore Strong and wife to the said Samuel Saylor by deed of indenture bearing date the 14th day of February 1858 and recorded in said office for recording deeds in Deed Book No. 73, Page 181, R.C. together with all and singular the building, improvements, ways, water courses, rights, liberties, privileges, heredements and appertenances whatsoever there unto belonging or in any wise appertaining and the reservations and remainder rents, issues and profits thereof and all the estate, right, title, interest, property claim and demand whatsoever of them the said parties of the first part in law equity or otherwise howsoever of in and to the same and every part thereof to have and to hold the said tract or parcel of land, hereditments and premises hereby granted or mentioned

within creek

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and intended so to be with the appurtenances except the reservations aforesaid unto the said M. C. Mercur his heirs and assigns to and for the only proper use and behoof of the said M. C. Mercur his heirs and assigns forever and the said Sterling Saylor and Stephen Abbott for themselves their heirs, executors and administrators, Do by these present covenant, grant and agree to and with the said M. C. Mercur his heirs and assigns that they the said Sterling Saylor and Stephen Abbot their heirs and all singular the hereditaments and premises hereinabove described and granted or mentioned and intended so to be with the appurtenances unto the said M. C. Mercur his heirs and assigns against them the said parties of the first part their heirs and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof shall and will except as to the reservations hereinbefore specified and contained warranted and forever defend. In Witness whereof the said parties to these present have hereunto interchangeably set their hands and seals. Dated the day and year first above written.

Sealed and delivered in the presence of

Peter Winter
Benjamin Saylor

Sterling Saylor (Seal)
Fanny E. Saylor (Seal)
Stephen Abbott (Seal)
Mary Abbott (Seal)

Received the day of the date of the within or foregoing indenture of the within named M. C. Mercur eleven thousand three hundred and thirty-three dollars thirty-three and one third cents in full of within consideration money

Sterling Saylor
Fannie E. Saylor
Stephen Abbott
Mary S. Abbott

Luzerne County S.S.

On the eleventh day of JanY, Anno Domini 1864 before me the subscriber a Justice of the Peace in and for said County of Luzerne personally appeared the within named Sterling and Fannie E. Saylor his wife and Stephen Abbott and Mary S. Abbott his wife and in due form of law acknowledged the within or aforegoing indenture to be their act and deed and desired the same might be recorded as such and the said Fannie E. Saylor and Mary S. Abbott being respectively of full age and by me examined separate and apart from their respective said husbands and the contents of the foregoing indenture being first by me made fully known to them and each of them respectively declared that they did such voluntarily and of their own free will and accord respectively seal and as their respective act and deed deliver the same without any coercion or compulsion of their respective husbands.

Witness my hand and seal the day and year aforesaid

Recorded JanY 20, 1864 (S)

Peter Winter, J.P. (Seal)