



# **Deeds/Land Records**

A black and white photograph of a covered wagon in a field with hills in the background. The wagon is on the right side of the frame, and the hills are in the distance. The sky is cloudy.

# **Topics**

**What Are Land Records?**

**4 Main Types of Land Records**

**Where & How to Find Land Records**

# What Are Land Records?

- Land records, property ownership records, often are the only records in which you will find your ancestors mentioned in some areas.
- Land transactions were carefully recorded and preserved due to the importance of proving one's ownership of land. Even when a courthouse was burned or was flooded, attempts were made to recreate records.
- Sometimes they can even be used to locate an ancestor's farm or original house, so that we can walk today where our family walked long ago.
- **4 Main Types of Land Records: Land Deeds, Land Grants & Patents, Mortgages, and Tax Records.**

DEEDS

435

DEEDS

450

468

484

*This Indenture* Made and concluded this Twenty-

*The Profits benefits Liberties Privileges Commodities Hereditaments and appurtenances  
Whatsoever to the said hereby granted Lands and Premises belonging or in any way appertaining  
and all the Estate Right Title Interest Possession Property Claim and Demand of him the said  
Nicholas Thomas of or to the same or to any part and parcel thereof and the Reversion and  
Reversions Remainder and Remainders Rents Issues and Profits thereof except one half of  
all Mines and Minerals within the same as being Reserved unto Sir Van Dam his Heirs  
and assigns **to have and to hold** the hereby granted Lands and Premises with all  
and singular the appurtenances thereunto belonging or in any way appertaining unto him the  
said Lambert Starenbergh his Heirs and assigns to the sole and only Proper use benefit and  
behoof of him the said Lambert Starenbergh his Heirs and assigns for except as hereib before  
excepted and the said Nicholas Thomas for himself his Heirs Executors and administrators  
Doth hereby Covenant Promise and Grant to and with the said Lambert Starenbergh his  
Heirs and assigns in manner and form following (that is to say) That he the said Nicholas  
Thomas is attand before the Envealing and Delivery of these Presents rightfully and Lawfully  
seized and Possesed of and in the hereby granted Lands and Premises in his own Right as of  
a good sure Perfect and Indefeazable Estate of Inheritance in se Simple to him his Heirs and  
assigns for ever Without any manner of condition or conditione Limitation or Limitations to  
alter Change Charge Determine or make void the same Estate and Hath in himself good  
right full Lawfull Authority thereof to Dispose and that the same and Every part  
and parcel thereof now are and for ever hereafter shall remain frely acquitted and discharged  
or otherwise well and sufficiently saved Harmless unto him the said Lambert Starenbergh  
his Heirs and assigns of and from all former and other Grants bargains Sales Dowers Tithes of*

## Land Deeds

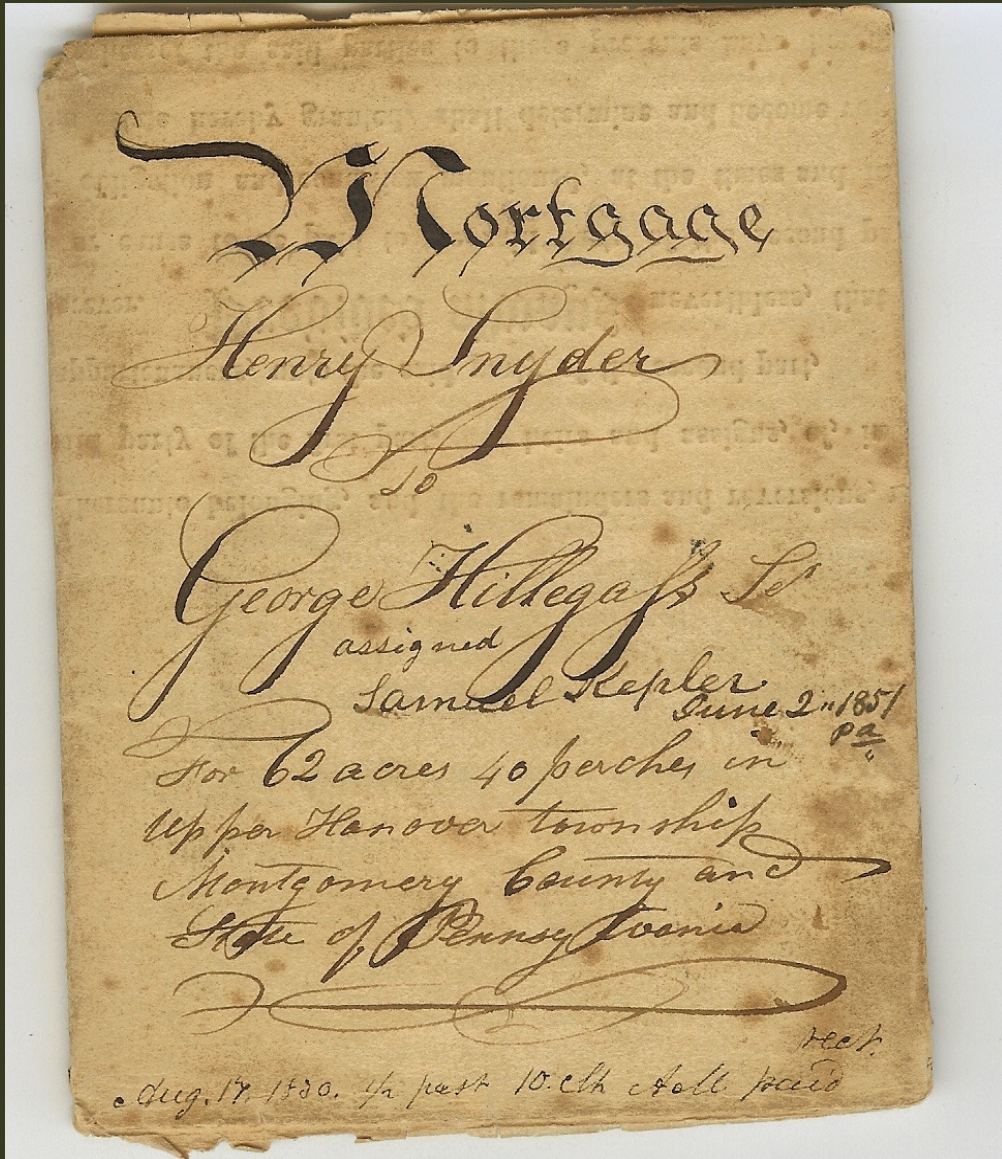
<b>No. 1</b>	<b>The most essential land record is the deed. Deeds document the transfer or sale of title, or ownership, of a piece of land or other property from one party to another.</b>
<b>No. 2</b>	<b>They sometimes contain explicit, direct statements of relationship between family members. They also may contain a will, chattel, and enslaved persons.</b>
<b>No. 3</b>	<b>Many free adult males living in the US before the mid-1800s owned land. Deeds help locate a family in a particular time and place. They usually pre-date vital records and may pre-date census and church records in some areas.</b>

# Land Grants

When the government sold property to an individual or a group of individuals, the purchaser received a land grant. An application to purchase the land, which may include biographical information, was filed at a land office or by a government official. A warrant was then issued which authorized the purchaser to receive the land and have it surveyed. A surveyor produced a survey of the land, which consisted of a legal description of the property including its boundaries. The purchaser's name and the location of the property were recorded in a tract book at a land office or by a government official. The final document created during this process was a patent (also called a grant or first-title deed), which was issued to the new owner. The owner retained the patent, and the remaining documents were kept in case files and stored at the National Archives for federal-land sales or at state archives for state-land sales.

# & Patents

# Mortgages



- Other land records that might prove essential in solving genealogy puzzles are mortgages, which in some states were recorded locally earlier than deeds.
- A mortgage is a promise by a borrower to repay a loan using real estate as collateral—in effect deeding title to the real estate to the creditor if the loan is not repaid. A similar instrument called a deed of trust, or trust deed, performs the same function with the exception that a third-party trustee takes title if the loan is not paid back in full.
- In the early years, mortgages and trust deeds were usually contracted with private individuals, but as the banking industry grew in the United States over the course of the nineteenth century, they began to be taken out with banks instead of private persons.
- Old mortgages and trust deeds are some of the most underused land records in existence—yet they can sometimes be the key that unlocks the door to that next ancestor.

# Duplicate of Taxes Assessed upon Lands and Real Property, in

ES.	No. of Entry.	Original Quantity.	ORIGINAL PROPRIETOR.	WATER COUR
Pisa	586	1000	Joseph Scott	E F S W
s	1242	"	James Gray	"
kership	1110	"	"	"
	3229	1984 <sup>3</sup> / <sub>5</sub>	"	"
ard	1762	1000	"	"
C	493	"	"	"
	571	"	"	"

**Tax Records:**  
 One other land record that could crack the case is land tax records. Everyone who owned land had to pay taxes on it, at least in theory. Sometimes, land tax books include notations about one person inheriting land from another, or more commonly, the change in owner's name from one year to the next can indicate inheritance of the land. The absence of a deed or will showing the transfer might be explained by checking the land tax books.



# Where to Find Land Records

---

**Deeds: Online-Family Search & Ancestry.com; Visit Courthouse or state archives.**

**Grants/Patents: Bureau of Land Management Site [www.glorerecords.blm.gov](http://www.glorerecords.blm.gov) Case files and other related files are at National Archives.**



**Mortgages: Online-Family Search & Ancestry.com; Visit Courthouse or state archives.**

**Tax Records: Online-Family Search & Ancestry.com; Visit Courthouse or state archives.**

**\*Check the FamilySearch Wiki to see what's available!**

---



## FamilySearch Catalog

Search the catalog of genealogical materials (including books, online materials, microfilm, microfiche, and publications) made available by FamilySearch online and in libraries and centers worldwide.

[Learn more about the catalog and how to access materials.](#)

### Search by:

[Place](#) | [Surnames](#) | [Titles](#) | [Author](#) | [Subjects](#) | [Keywords](#)

Place

### Search for:

[Call Number](#) | [Film/Fiche/Image Group Number \(DGS\)](#)

### Availability

- Any  
 Online  
 FamilySearch center

Search

Reset

# How to Find Land Records



Search the Catalog in Family Search  
Search Card Catalog or by collection  
in Ancestry.com

Start broad and then refine your search.  
(State, then county, then record type).

FamilySearch has a camera icon if the  
record can be viewed online.

# How do I search the FamilySearch Catalog for records?

Taken from Article Id: 1125 (FamilySearch)

The FamilySearch Catalog is a guide to many kinds of records that contain genealogical information. Records can be searchable online, or using physical materials at the FamilySearch Library.

## Steps (website)

1. Sign in to FamilySearch.
2. In the menu banner at the top of the screen, click **Search**.
3. In the drop-down menu, click **Catalog**.
4. Narrow your search. You can use as many filters as you want.

- **Place:** As you type, the system shows possible matches. Click the one that matches the place of interest.
- If you do not see any search results for the city you are looking for, add more information. The system needs enough information to be able to isolate a place geographically. A city name, however unique, is not enough information. Adding a county or province is often enough information that the system can isolate the place. City and country can work if the country only has one city with the name.
  - **Camera icon:** Browse a digitized film.
  - **Camera icon with key:** Browse a digitized film, but viewing restrictions apply.
  - **Film reel icon:** The digital images are not available online. A microfilm version exists.

Refine your search

Search by:

Place

United States, South Carolin:

Surnames

Titles

Author

Subjects

Keywords

Search for:

Call Number

Film/Fiche/Image Group

Number (DGS)

Availability

Any

Online

FamilySearch center

Update

Reset

Search Results for FamilySearch Catalog

PRINT Catalog Print List (0)

Notes

Place Information

Part of United States

Places within United States, South Carolina

<a href="#">Abbeville</a>	<a href="#">Chesterfield</a>	<a href="#">Hampton</a>	<a href="#">Oconee</a>
<a href="#">Aiken</a>	<a href="#">Clarendon</a>	<a href="#">Horry</a>	<a href="#">Orangeburg</a>
<a href="#">Allendale</a>	<a href="#">Colleton</a>	<a href="#">Jasper</a>	<a href="#">Pickens</a>
<a href="#">Anderson</a>	<a href="#">Darlington</a>	<a href="#">Kershaw</a>	<a href="#">Richland</a>
<a href="#">Bamberg</a>	<a href="#">Dillon</a>	<a href="#">Lancaster</a>	<a href="#">Saluda</a>
<a href="#">Barnwell</a>	<a href="#">Dorchester</a>	<a href="#">Laurens</a>	<a href="#">Spartanburg</a>
<a href="#">Beaufort</a>	<a href="#">Edgefield</a>	<a href="#">Lee</a>	<a href="#">Sumter</a>
<a href="#">Berkeley</a>	<a href="#">Fairfield</a>	<a href="#">Lexington</a>	<a href="#">Union</a>
<a href="#">Calhoun</a>	<a href="#">Florence</a>	<a href="#">Marion</a>	<a href="#">Williamsburg</a>
<a href="#">Charleston</a>	<a href="#">Georgetown</a>	<a href="#">Marlboro</a>	<a href="#">York</a>
<a href="#">Cherokee</a>	<a href="#">Greenville</a>	<a href="#">McCormick</a>	
<a href="#">Chester</a>	<a href="#">Greenwood</a>	<a href="#">Newberry</a>	

- ▶ [United States, South Carolina - Almanacs \( 1 \)](#)
- ▶ [United States, South Carolina - Archives and libraries \( 2 \)](#)
- ▶ [United States, South Carolina - Archives and libraries - Bibliography \( 5 \)](#)
- ▶ [United States, South Carolina - Archives and libraries - Bibliography - Civil War, 1861-1865 \( 1 \)](#)
- ▶ [United States, South Carolina - Archives and libraries - Bibliography - History \( 1 \)](#)
- ▶ [United States, South Carolina - Archives and libraries - Directories \( 2 \)](#)
- ▶ [United States, South Carolina - Archives and libraries - Handbooks, manuals, etc. \( 1 \)](#)
- ▶ [United States, South Carolina - Archives and libraries - Indexes \( 1 \)](#)
- ▶ [United States, South Carolina - Archives and libraries - Inventories, registers, catalogs \( 20 \)](#)

Pri

▶ United States, South Carolina, Anderson - History - Periodicals ( 1 )

▼ **United States, South Carolina, Anderson - Land and property ( 15 )**

<a href="#">Abstracts of deeds : Anderson District SC</a>	<a href="#">Add</a>
Author: Pruitt, A. B. (Albert Bruce), 1943-	
<a href="#">Abstracts of deeds : Pendleton District, SC, books IJ, K, and L (1807-1812)</a>	<a href="#">Add</a>
Author: Pruitt, A. B. (Albert Bruce), 1943-	
<a href="#">Abstracts of deeds : Pendleton District, SC, books O and P (1818-1822)</a>	<a href="#">Add</a>
Author: Pruitt, A. B. (Albert Bruce), 1943-	
<a href="#">Abstracts of deeds Pendleton District and Anderson District, SC : books Q, R, and S (1822-1830)</a>	<a href="#">Add</a>
Author: Pruitt, A. B. (Albert Bruce), 1943-	
<a href="#">Conveyance books, 1789-1901; index to conveyance, 1790-1948</a>	<a href="#">Add</a>
Author: Anderson County (South Carolina). Register of Mesne Conveyance	
<a href="#">Index to Anderson County, South Carolina deeds</a>	<a href="#">Add</a>
<a href="#">Pendleton County, South Carolina records, 1790-1816</a>	<a href="#">Add</a>
Author: South Carolina. Clerk of Court (Anderson County); South Carolina Historical Records Survey; United States. Works Progress Administration	
<a href="#">Pendleton District and Anderson County, S.C. wills, estates, inventories, tax returns and census records</a>	<a href="#">Add</a>
Author: Alexander, Virginia; Elliott, Colleen Morse, 1927-; Willie, Betty	
<a href="#">Pendleton District. S.C. deeds. 1790-1806</a>	<a href="#">Add</a>

## Conveyance books, 1789-1901; index to conveyance, 1790-1948

Authors:	<a href="#">Anderson County (South Carolina). Register of Mesne Conveyance</a> (Main Author)
Format:	Books/Monographs/Book on Film
Language:	English
Publication:	Salt Lake City, Utah : Genealogical Society of Utah, 1956 Columbia, South Carolina : South Carolina Archives and History, 1972
Physical:	84 microfilm reels ; 35 mm.

### Notes

Microreproduction of ms.

Some years are mixed.

Some volumes are individually indexed.

No circulation to family history centers.

	Library	Floor	1025581	7952433	
Grantee index, K-L 1790-1948	Family History Library	United States & Canada 2nd Floor Film	1025581	7952433	
Grantee index, M 1790-1948	Family History Library	United States & Canada 2nd Floor Film	1025582	7952434	
Grantee index, Mc 1790-1948	Family History Library	United States & Canada 2nd Floor Film	1025583	7952435	
Grantee index, N 1790-1948 Grantee index, O (pages 1-47) 1790-1948	Family History Library	United States & Canada 2nd Floor Film	1025584	7952436	
Grantee index, P-Q 1790-1948	Family History Library	United States & Canada 2nd Floor Film	1025586	7952437	
Grantee index, R 1790-1948	Family History Library	United States & Canada 2nd Floor Film	1025587	7952438	
Grantee index, S (pages 1-29) 1790-1948	Family History Library	United States & Canada 2nd Floor Film	1025588	7952439	
Grantee index, S (pages 30-end) 1790-1948	Family History Library	United States & Canada 2nd Floor Film	1025589	7952490	
Grantee index, T-V 1790-1948	Family History Library	United States & Canada 2nd Floor Film	1025590	7952491	
Grantee index, W-Z 1790-1948	Family History Library	United States & Canada 2nd Floor Film	1025591	7952492	
Conveyance books, v. A-D 1789-1799	Family History Library	United States & Canada 2nd Floor Film	22838	7856753	
Conveyance books, v. E-G 1798-1804	Family History Library	United States & Canada 2nd Floor	22839	7856754	

Pace	69	Paget-Padgett-Pagett	25	Palmer	7	Panagas
Pack	46	Page -paige	49			Pannell
Padgett-Pagett-Paget	25	Painter	58			Pappas

# INDEX TO DEEDS, ANDERSON COUNTY, S. C.—GRANTEES











46  
a

Refer to SUB-INDEX in front portion of Book for Alphabetical Arrangement and Page Reference to Names in this Index

Cott's Patented Index Systems.—Manufactured by  
THE NATIONAL INDEX CO., Columbus, O.

GRANTEES FAMILY NAMES	GIVEN NAMES A B C D E F G H	GIVEN NAMES I J K L M N O	GIVEN NAMES P Q R S T U V W X Y Z	GRANTORS	1 Book 2 Page	1 Date of Instrument 2 Date when Recorded			DESCRIPTION
						Month	Day	Year	
Pack	Bartimeus			Wm K Clement	W-2 723	Mch	14	1878	50A-Waters Big Crk
do		Mary D		Samantha C Garrett	X-2 130	Mch	8	1884	12 3/4A-Head Waters Hurricane Crk
do		Josiah P		Chicora Savings Bank	R-3 94	Sept	23	1898	2 Lots near Pelzer ✓
do	Enoch		William	J R Garrett et al	U-3 378	May	21	1902	9 2/36A-Williamston Twp
do	Enoch		William	J W Garrett et al	U-3 378	May	21	1902	9"2/36A-Williamston Twp
do	E W		W B	Mrs M E Harris et al	W-3 381	May	21	1902	12 3/4A-
do	E W		W B	C C Chandler et al	U-3 381	May	21	1902	12 3/4A-
do		J P		E H Wellborn	P-4 272	Aug	22	1911	See deed
do		do		E F Sasbee	R-4 49	Sept	15	1911	See Deed
do		J P Jr		EH Welborn	R-4 248	Dec	11	1911	do
do		J H		R M Williamson	T-4 475	Dec	18	1912	12-3/4 A Twp



Conveyance books, v. 2J-2K 1869-1871	Family History Library	United States & Canada 2nd Floor Film	1025592	7952493	
Conveyance books, v. 2L-2M 1871-1873	Family History Library	United States & Canada 2nd Floor Film	1025593	7952494	
Conveyance books, v. 2N-2O 1873-1875	Family History Library	United States & Canada 2nd Floor Film	1025594	7952495	
Conveyance books, v. 2P 1875-1876	Family History Library	United States & Canada 2nd Floor Film	1025595	7952496	
Conveyance books, v. 2Q-2R 1876-1879	Family History Library	United States & Canada 2nd Floor Film	1025596	7952497	
Conveyance books, v. 2S-2T 1879-1881	Family History Library	United States & Canada 2nd Floor Film	1025597	7952498	
Conveyance books, v. 2U 1881-1882	Family History Library	United States & Canada 2nd Floor Film	1025598	7952499	
Conveyance books, v. 2V 1882-1883	Family History Library	United States & Canada 2nd Floor Film	1025599	7952500	
Conveyance books, v. 2W 1883-1884	Family History Library	United States & Canada 2nd Floor Film	1025600	7952501	
Conveyance books, v. 2X-2Y 1884-1885	Family History Library	United States & Canada 2nd Floor Film	1025601	7952502	

thousand eight hundred and seventy four and in the 99<sup>th</sup> year of the sovereignty and Independence of the United States of America.

Sealed and delivered in presence of  
James H. McConnell  
Sam'l Crawford



Wm. M. Garrison  
Sheriff Anderson County

The State of South Carolina  
Anderson County

Personally before me James W. Daniels Esq. Sheriff and made oath that he saw the within named Wm. M. Garrison Sheriff sign seal and as his act and deed deliver the within deed and that he with James H. McConnell witnessed the execution thereof.

Sworn to before me this 15<sup>th</sup> day of March A.D. 1876.

John W. Daniels

J. C. P. W. B.

Registered Recorded and Certified for 14<sup>th</sup> March 1878  
Wm. L. Bolt  
Deft. Sec. H. M. C.



Sam'l Crawford

Conveyance  
Wm. M. Garrison  
Partners Pack



The State of South Carolina know all men by these presents that J. W. M. Clement of the town of Williamston & County of Anderson in the State aforesaid for & in con-

sideration of the sum of four hundred & fifty Dollars to my said by Partners Pack of Anderson County in the State aforesaid, have granted, bargained, sold and released and by their presents do grant, bargain, sell and release unto the said Partners Pack all that tract of land situate lying & being in Williamston township County & State aforesaid on parts of Big creek containing fifty acres (50) more or less (being land cut off the Big S. Spence of the land of Wm. Spence deceased bounded on the south by the line of James Daniel Cross on the west by G. W. Anderson on the north & north east by Doct. W. S. Brown together with all and singular the rights, premises, franchises and appurtenances to the said premises belonging or in anywise incident or appurtenant. To have and to hold all and singular the premises before mentioned unto the said Partners Pack his heirs and assigns forever and I do hereby bind myself & my heirs executors and administrators to warrant and defend all and singular the said premises

unto the said Partners Pack his heirs and assigns against me and my heirs lawfully claiming or to claim for same or any part thereof. Witness my hand and seal this twentieth day of February in the year of our Lord one thousand eight hundred and seventy eight and in the 102<sup>nd</sup> year of the Sovereignty and Independence of the United States of America.

Digned sealed and delivered in the presence of  
P. H. W. Hodges  
Allen W. Clement



W. M. Clement Esq

State of South Carolina Personally appeared before Anderson County

me P. H. W. Hodges and made oath that he saw the within named Wm. M. Clement sign seal and as his act and deed deliver the within written deed; and that he with Allen W. Clement witnessed the execution thereof.

Sworn to before me this 15<sup>th</sup> day of March 1876  
Allen W. Clement Notary Public



P. H. W. Hodges

State of South Carolina I Allen W. Clement Notary Public do hereby certify

unto all whom it may concern that Mrs Elizabeth Clement the wife of the within named Wm. M. Clement did this day appear before me and upon being privately and separately examined by me did declare that she did do so freely voluntarily and without any compulsion, threat or fear of any person or persons whatsoever, renounce release and forever relinquish unto the within named Partners Pack his heirs and assigns all her real and personal estate and also all her right and claim of dower of, in, or to all and singular the premises within mentioned or released.

Given under my hand and seal this ninth day of March Anna Robinson 1876  
Allen W. Clement Notary Public



Elizabeth Clement

Registered Recorded and Certified for 14<sup>th</sup> March 1878  
Wm. L. Bolt  
Deft. Sec. H. M. C.

# Key takeaways



<p>Land Records can BREAK through brick walls!</p>	<p>Search Deeds first as they are the most ESSENTIAL land record.</p>
<p>Land Grants &amp; Patents played an important role.</p>	<p>Don't forget to check for tax and mortgage information.</p>





**Thank you**

---

We are here to help!

---

Family Search  
Center  
Burley, Idaho

---