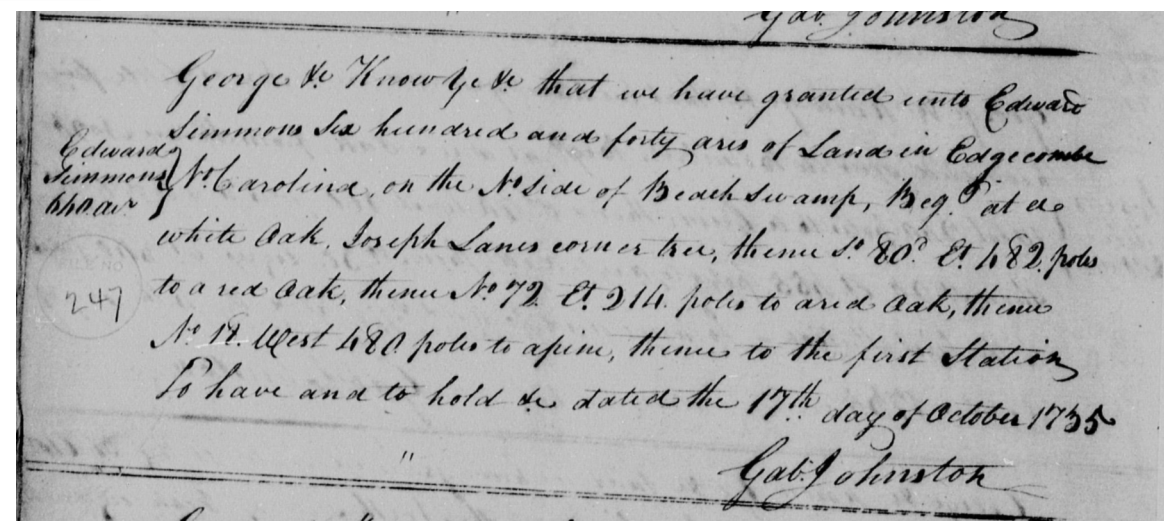


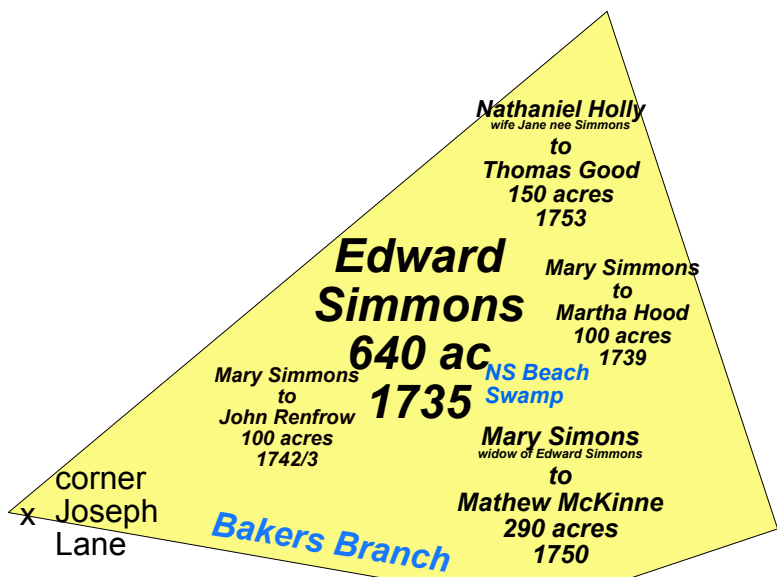
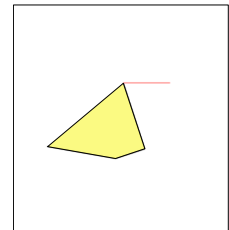
Edgemont Co. File No. 247, Edward Simmons Issued 17 Oct 1735 for 640 acres "N. side of Beach Swamp" Patent Book image; Loose Documents not linked to images

Edward Simmons 640 ac 1735

From PATENT BOOK Revised 17 Oct 1735 County: Edgemont Book: 5, 29-31



begin x NS Beach Swamp corner Joseph Lane S 80 E 482 N 72 E 214 N 18 W 480 then to 1st



Edward Simmons Will

Dated 9 Oct 1735

Proved November Court 1735

To my wife (unnamed) - my home plantation, adjoining my daughter Jane.

Daughter Elizabeth Holley - four (or forty) shillings

Daughter Jane Holley - 150 acres of land beginning at the mouth of the Watery Branch on the lower side.

Daughter Martha (no surname) - cows and calves, etc.

Daughter Tomazin (no surname) - cows and calves, etc.

Daughter Hanna (no surname) - cows and calves, etc.

Grandson John Jackson - two year old heifer

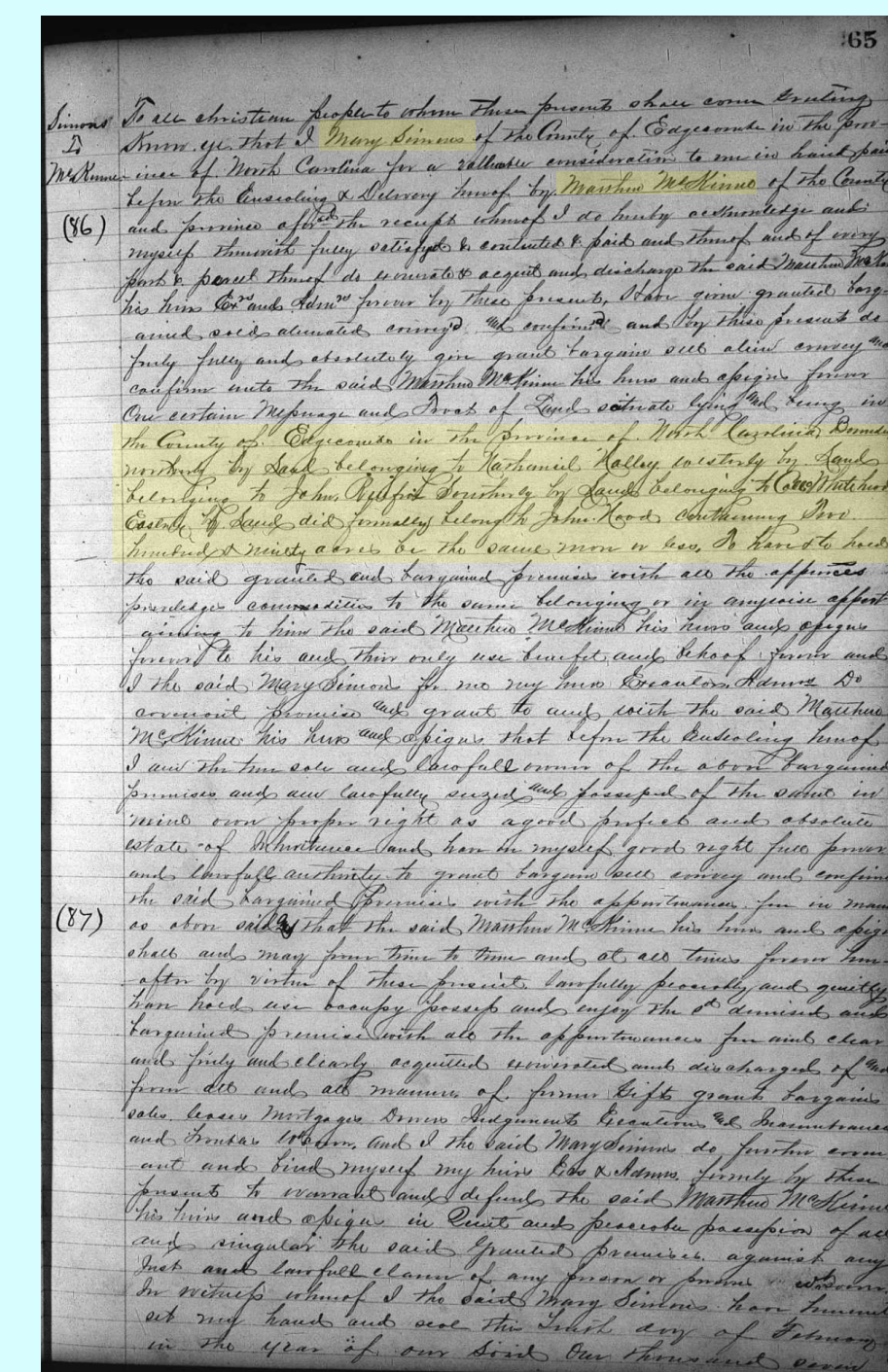
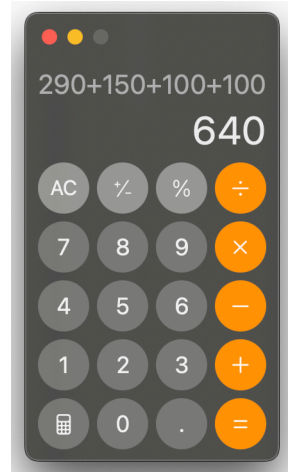
Granddaughter Mary Jackson - two year old heifer

Residue of estate to my wife Mary Simmons

Signed Edward (E) Simmons

Witnesses - Andrew (X) Johnson, Francis (X) Johnston, Betty (?) Rawlins

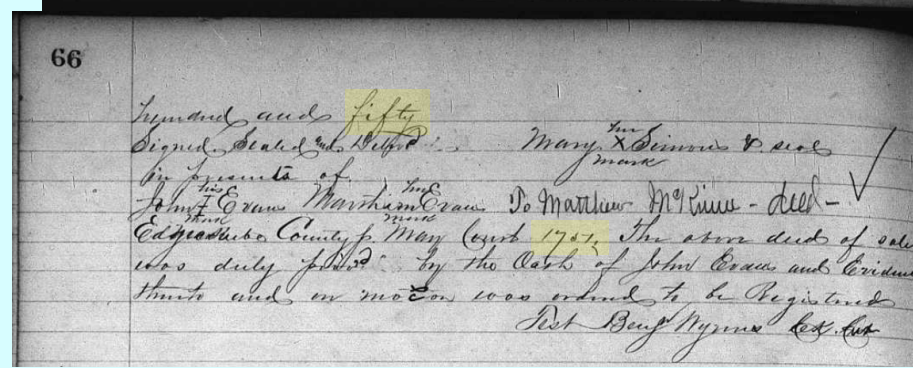
(David Gammon synopsis... 28 July 2025)



Mary Simons to Mathew McKinne 290 acres 1750

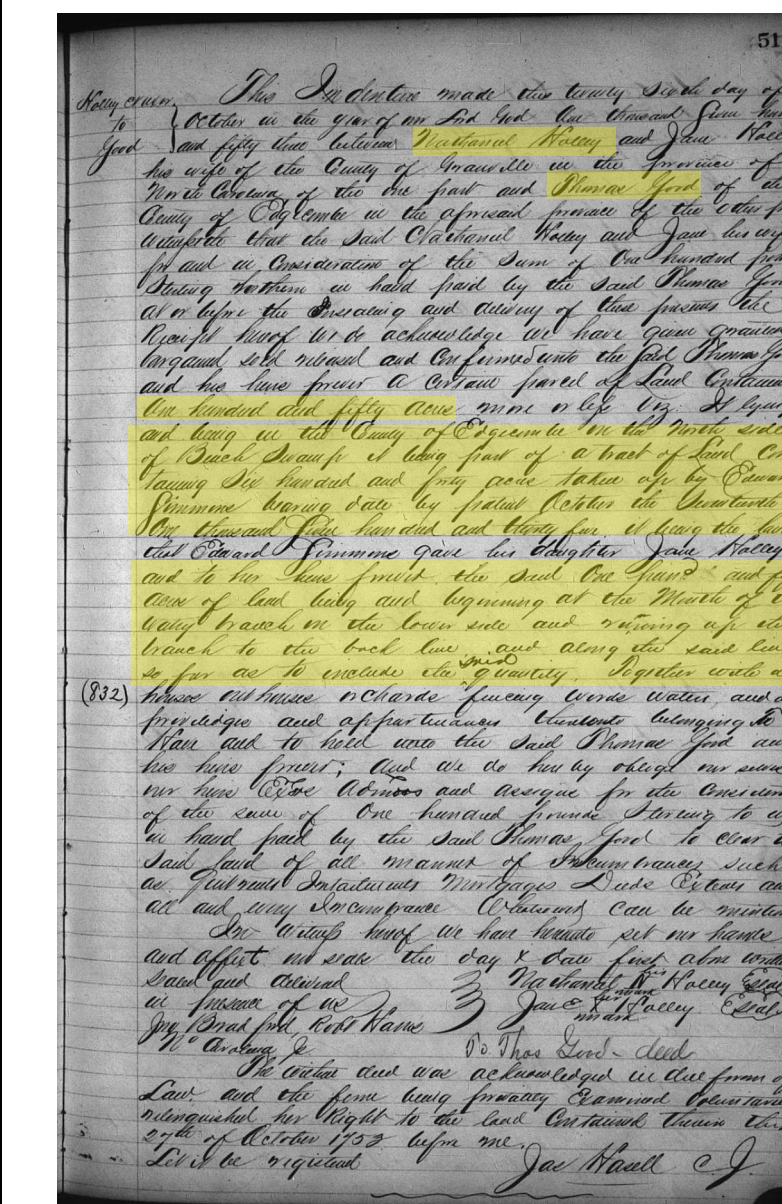
begin x bounded Northerly by land of Nathaniel Holly Westerly by land of John Renfro Southerly by land of Coll Whitehead Easterly by land formerly of John Hood

290 acres



1750

Familysearch, Film # 02547216, Image 337 Date: 1735-1750, View to search and images 1732-1754 Date: v. 5, 1734-1754



Nathaniel Holly to Thomas Good 150 acres 1753

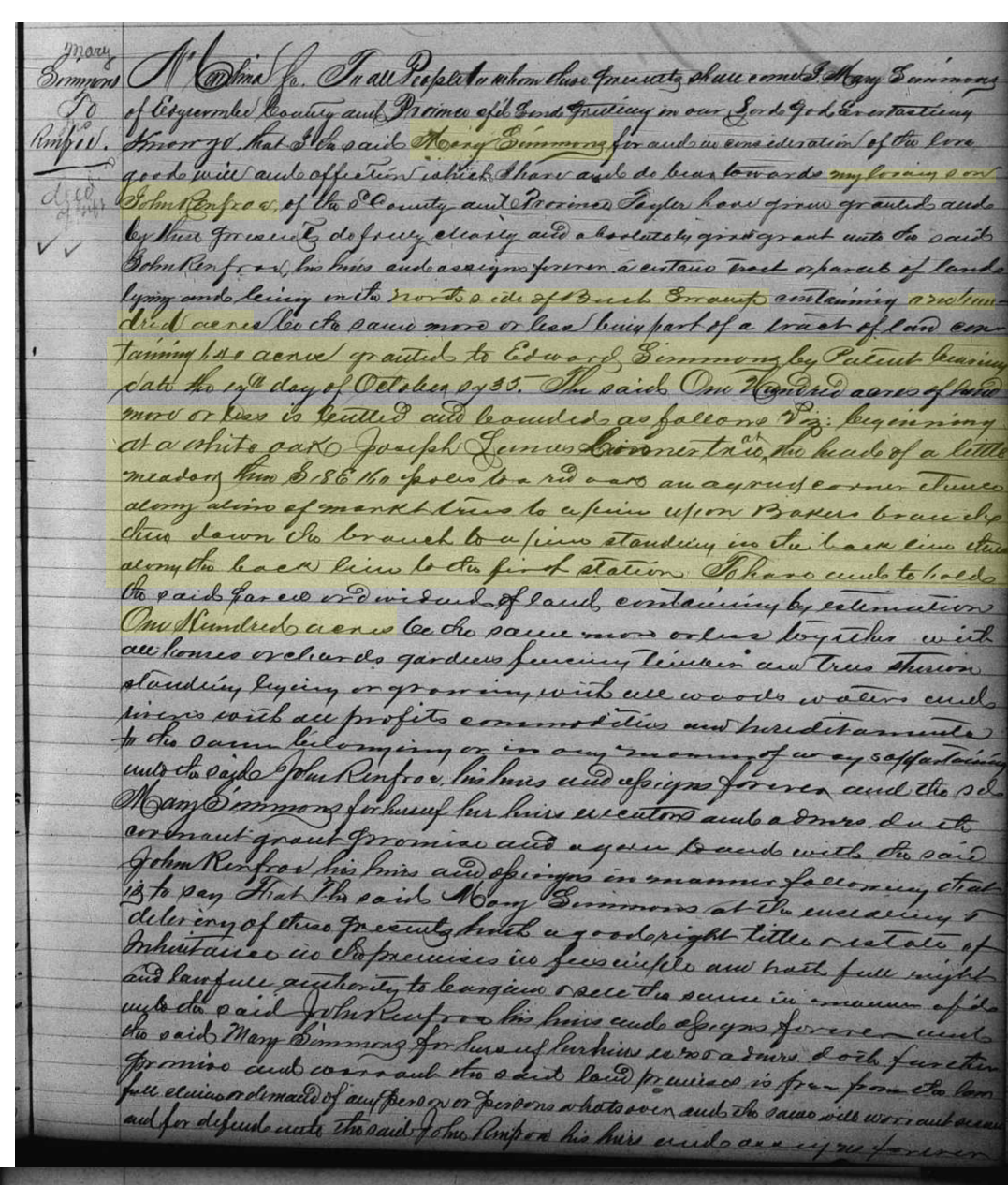
NS Beech Swamp

"part of 640 acres... of Edward Simmons... Oct 17, 1734"

begin x at mouth of Watery Branch ...up branch to back line and along the line...

Land was given to daughter of Simmons who married N. Holly

Familysearch, Film # 02547216, Image 337 Date: 1735-1750, View to search and images 1732-1754 Date: v. 5, 1734-1754



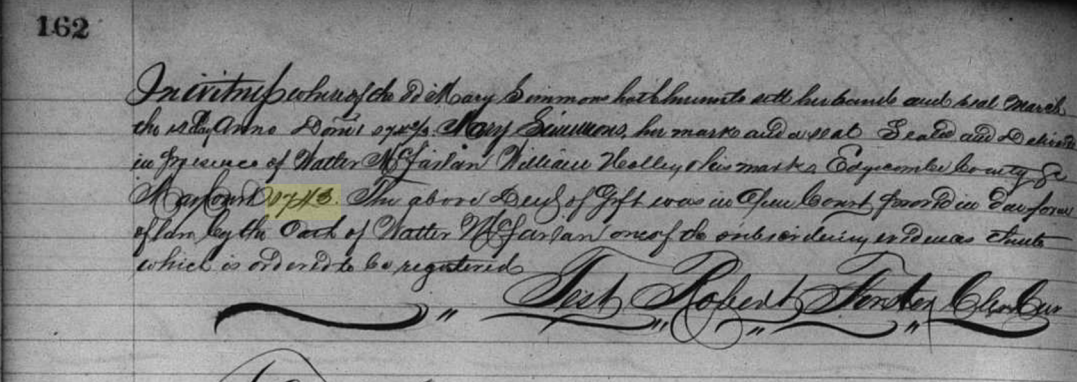
Mary Simmons to John Renfrow 100 acres 1742/3

NS Beech Swamp

"640 acres granted Edward Simmons 17 Oct. 1735"

begin x corner Joseph Lane to head of meadow S 18 E 160 then to Bakers Branch down branch to back line along back line to 1st

This is the metes S 18 E 160



Will of John Renfrow of Edgemont CO.

30 May 1748 Proved August Court 1748

Son Enoch Renfrow - five shillings and no further, and he shall have no demand nor any part of my estate

Son George Renfrow - five shillings and no further, and he shall have no demand nor any part of my estate

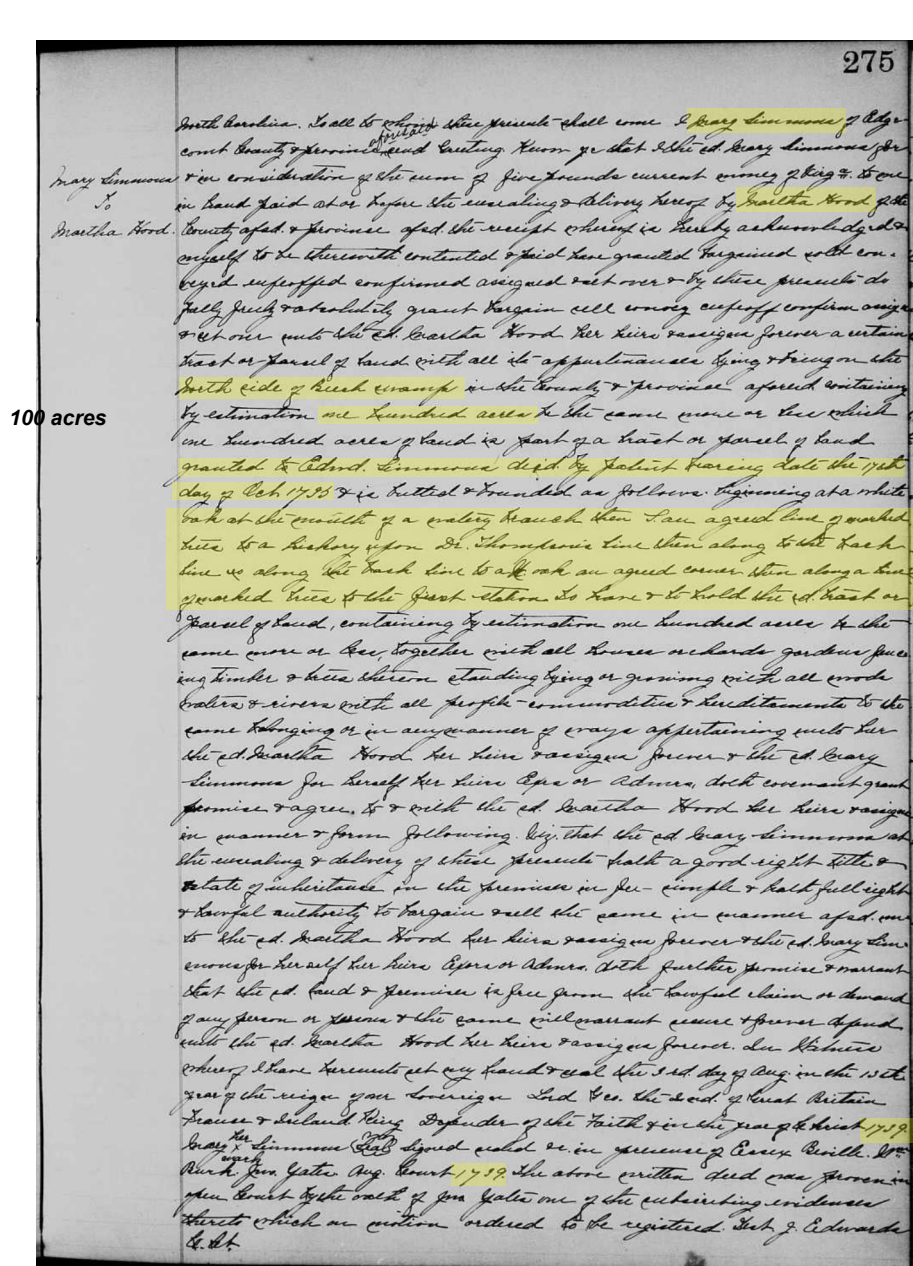
Wife Tomasin Renfrow - all my land for her lifetime, and her decease to my son Jacob Renfrow

The rest of my estate is to be divided between my wife Tomasin and her two sons William and James Renfrow

Exrs. wife, Mathew McKinney

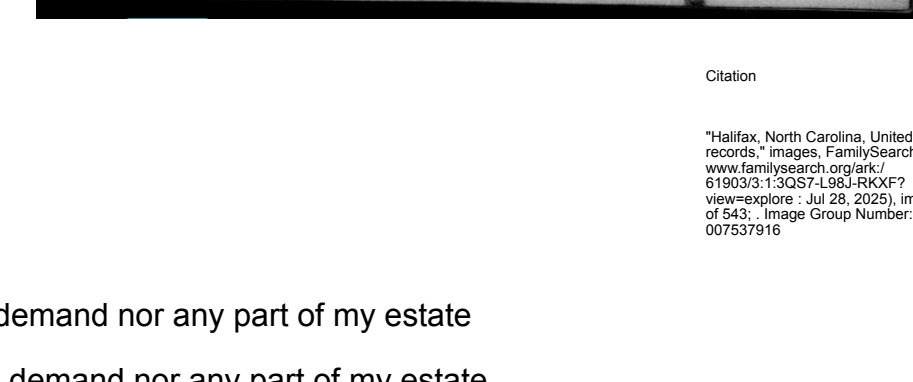
Witnesses Nathaniel (X) Holley, John (X) Evans

(David Gammon synopsis... 28 July 2025)



Mary Simmons to Martha Hood 100 acres 1739

Grant of Edward Simmons 17 Oct. 1735



Will of John Renfrow of Edgemont CO.

30 May 1748 Proved August Court 1748

Son Enoch Renfrow - five shillings and no further, and he shall have no demand nor any part of my estate

Son George Renfrow - five shillings and no further, and he shall have no demand nor any part of my estate

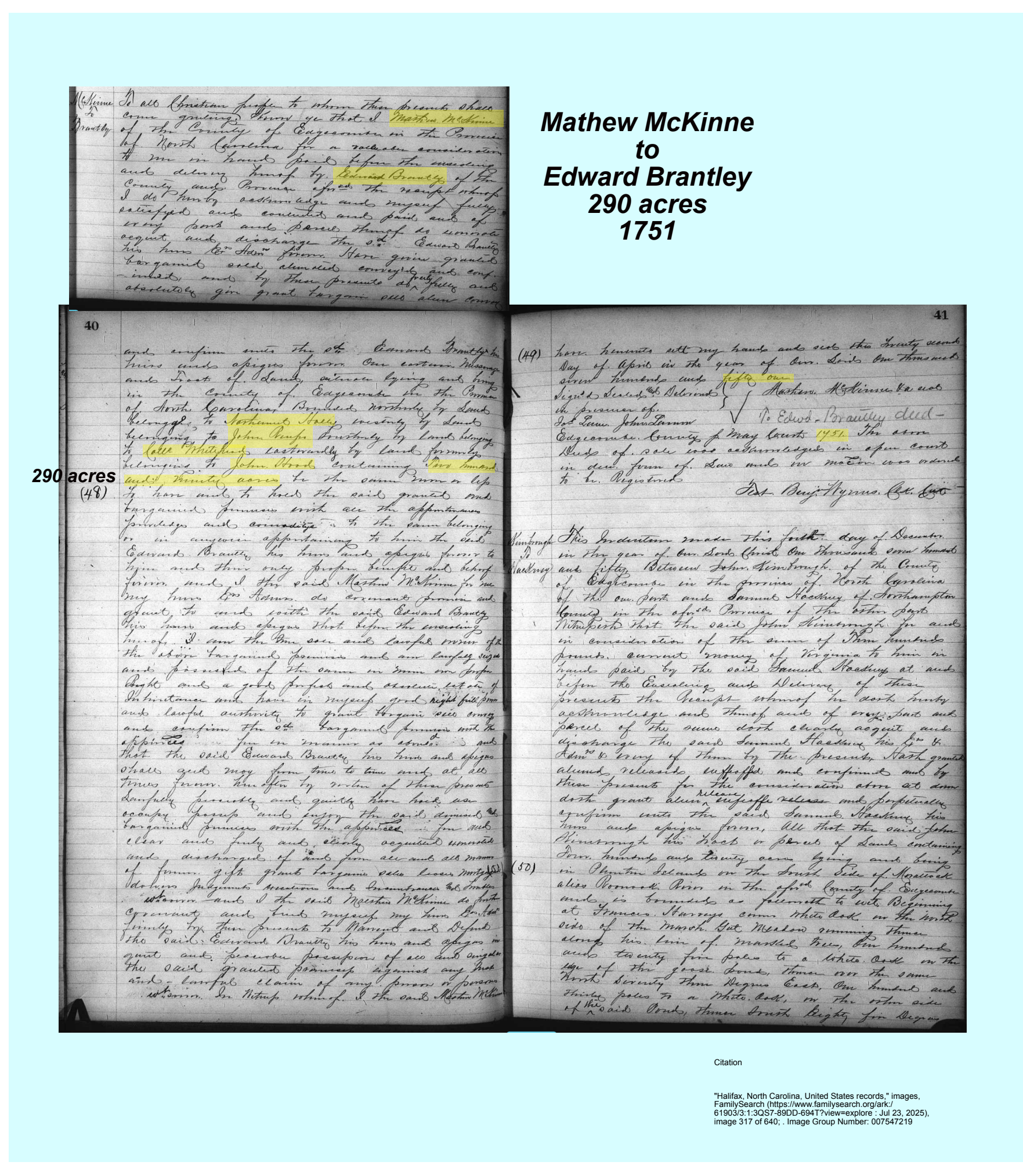
Wife Tomasin Renfrow - all my land for her lifetime, and her decease to my son Jacob Renfrow

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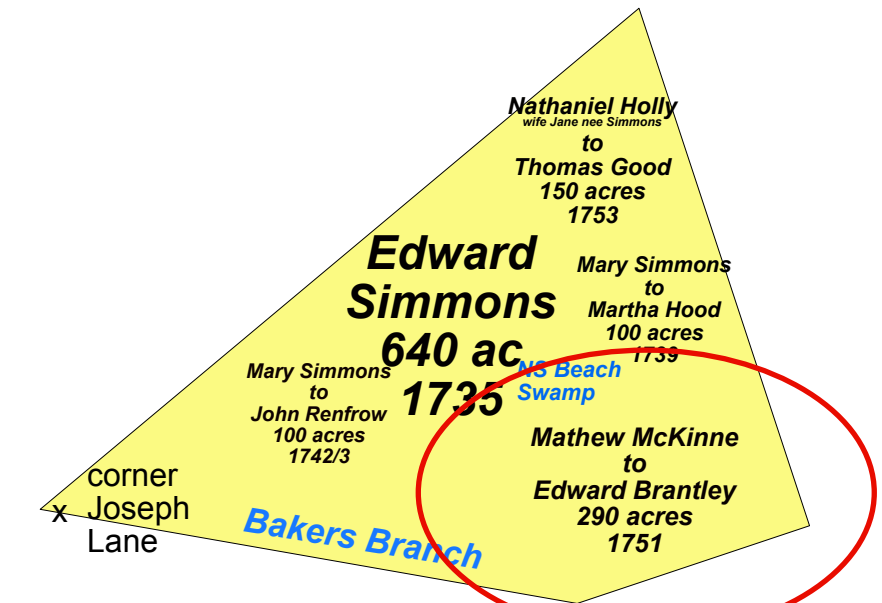
Witnesses Nathaniel (X) Holley, John (X) Evans

(David Gammon synopsis... 28 July 2025)



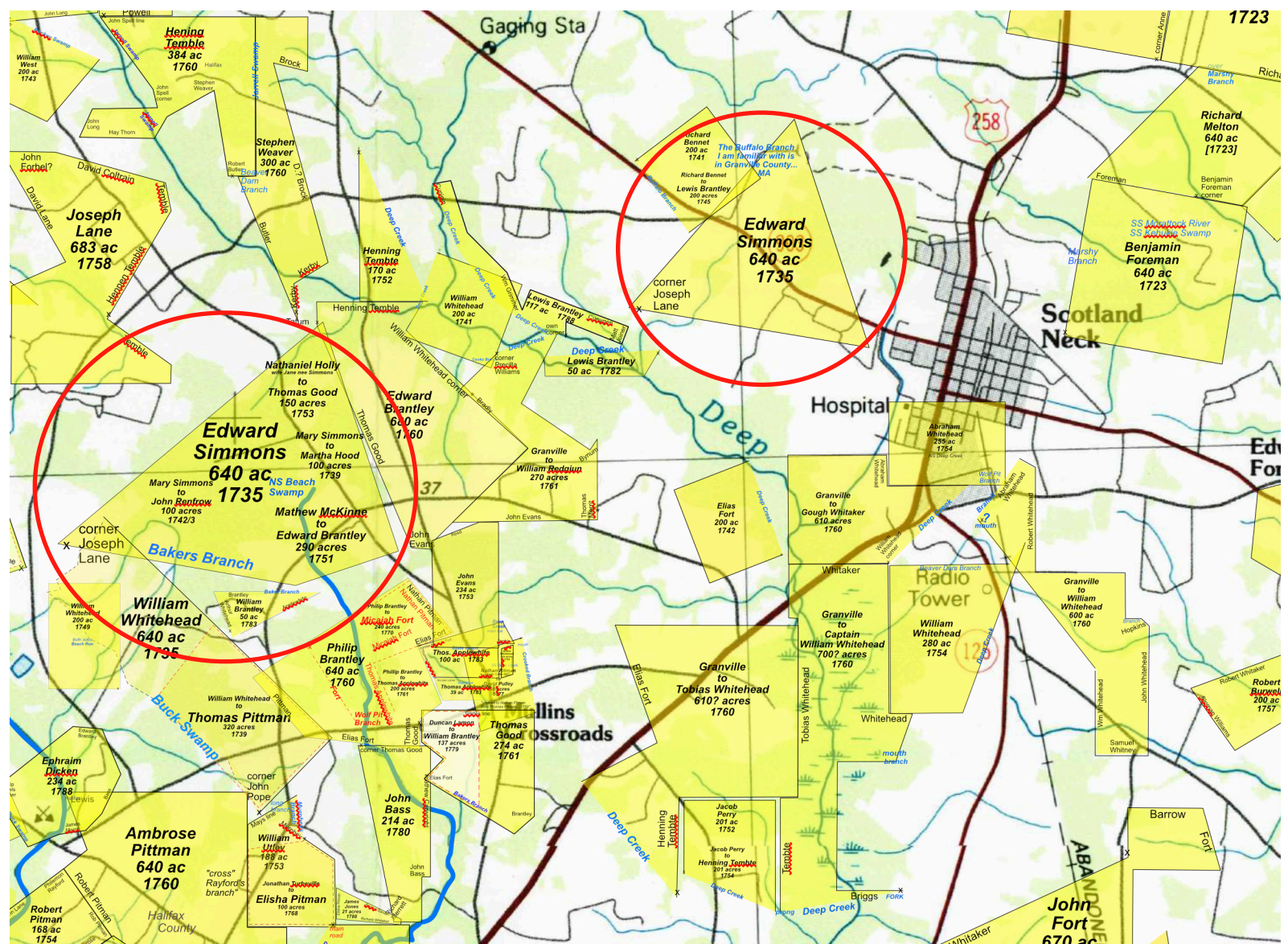
Mathew McKinne to Edward Brantley 290 acres 1751

290 acres



The "elephant in the room" problem... Simmons' patent is Way too big!

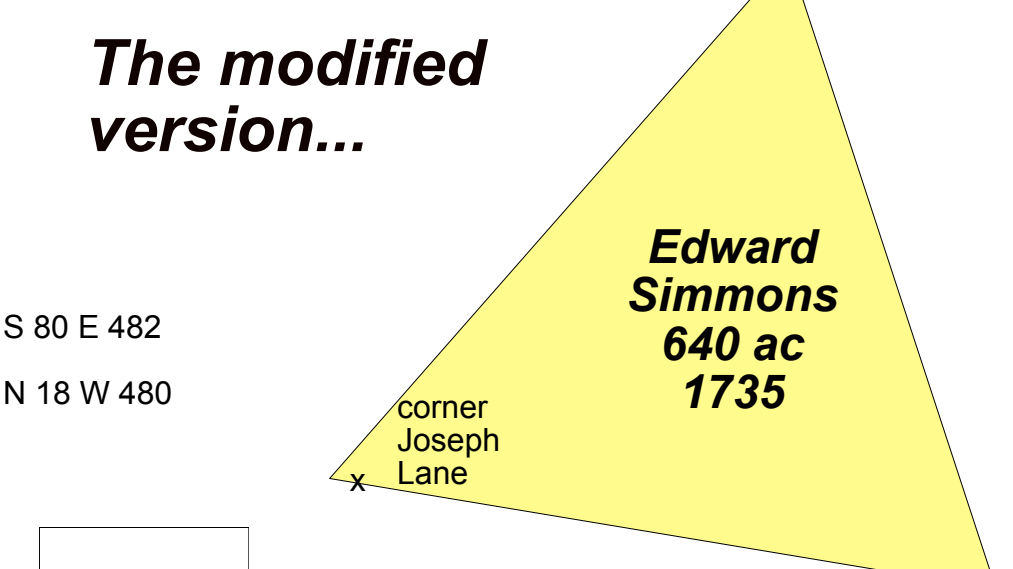
So I had Grok (AI) analyze it and it comes out to 1,111 acres... hardly the 640 acres it was meant to be. So I adjusted it.



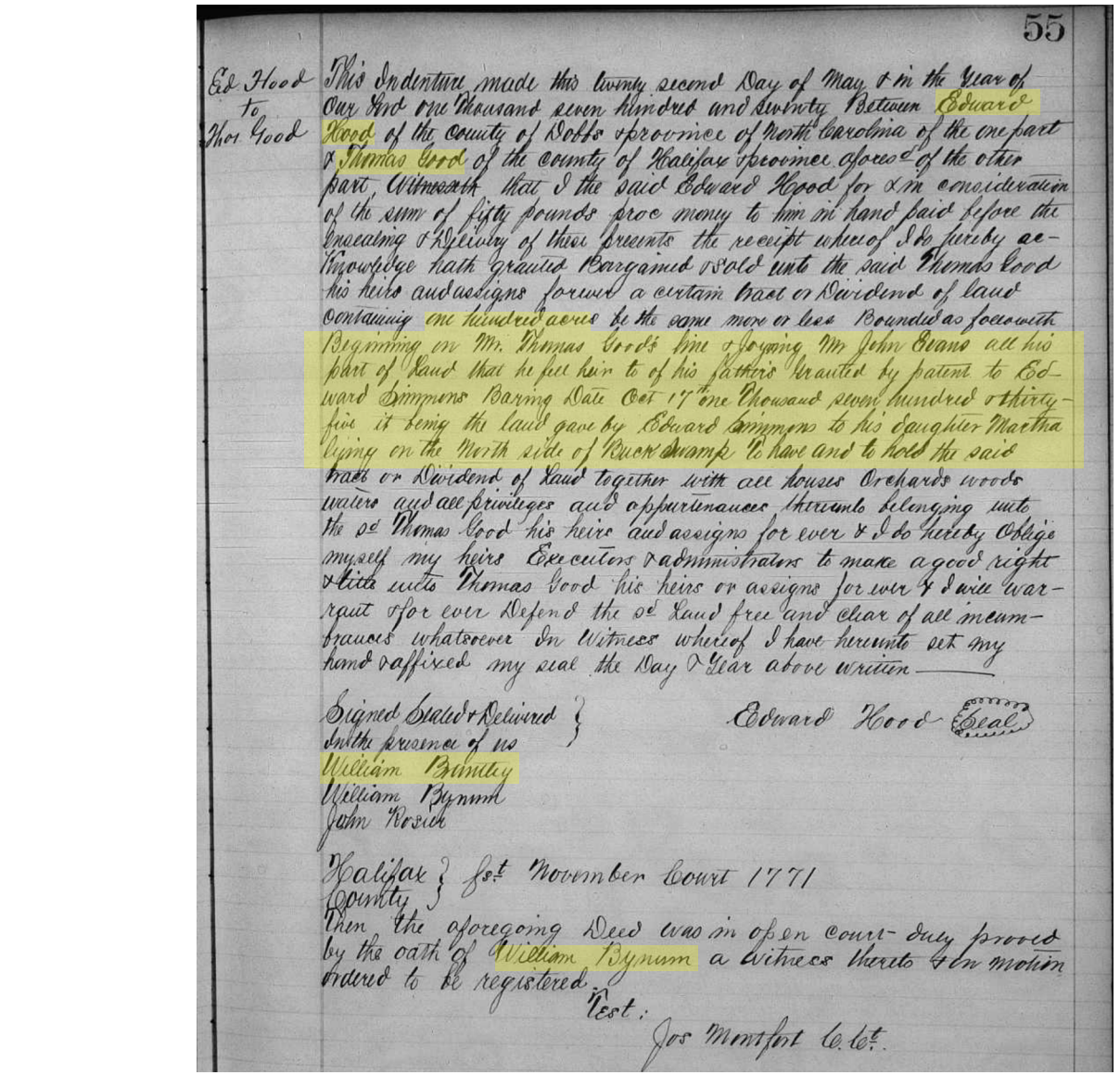
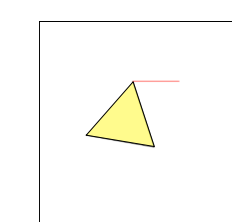
Best Theory for the Error in the Survey Based on the calculation yielding approximately 1,111 acres—far exceeding the intended 640 acres—and considering common issues in 1700s North Carolina metes and bounds surveys, the most plausible error is the erroneous inclusion of the second course ("N 72 E 214 poles"). Removing this course results in a triangular plot that closes to approximately 638 acres, which aligns closely with the expected 640 acres (a standard colonial grant size, equivalent to 1 square mile in later systems).

Why This Error is Most Likely Mathematical Fit: The full survey's area (1,111 acres) is roughly 1.74 times 640, omitting the middle course drops it to ~638, a near match (within 0.25% error, tolerable for 1700s tools).

Common Transcription Issues: Deeds/patents were handwritten and copied multiple times; a short course like "N 72 E 214" could be a marginal note mistakenly inserted as a boundary leg.



S 80 E 482 N 18 W 480



Edward Hood to Thomas Good 100 acres 1770

begin x at Mr. Thomas Goods line & Joyning Mr. John Evans ... on the NS of Buck Swamp

"This part of land he fell heir to of his father's ... a Patent of Edward Simmons ... 17 Oct 1735"

Witnesses Nathaniel (X) Holley, John (X) Evans

(David Gammon synopsis... 28 July 2025)