

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Yount's Woolen Mill and Boarding House
other names/site number 107-139-40004 (Mill)
107-139-40003 (House)

2. Location

street & number 3729 Old State Road 32 West N/A not for publication
city, town Crawfordsville N/A vicinity
state IN code IN county Montgomery code 107 zip code 47933

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories. Includes a small table for resource counts.

Name of related multiple property listing:
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: [Signature] Date: 11-15-88
Indiana Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
[] entered in the National Register. [] See continuation sheet.
[] determined eligible for the National Register. [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register.
[] other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

INDUSTRY: Mill

Current Functions (enter categories from instructions)

DOMESTIC: Single Dwelling**7. Description**Architectural Classification
(enter categories from instructions)Greek RevivalEARLY REPUBLIC: Federal

Materials (enter categories from instructions)

foundation STONEwalls BRICKSTONE: limestoneroof ASPHALTother STONE: sandstoneSTONE: slate

Describe present and historic physical appearance.

The Yount Mill complex occupies a rural, wooded site with gently rolling hills along the north banks of Sugar Creek near Crawfordsville, Indiana. A brick house of 1851 and a brick mill of 1864 are the only surviving structures of the complex, although a mill race, remains of a dam across Sugar Creek, foundations of an 1849 frame mill (immediately southwest of the extant mill) and traces of a 50' x 84' 1867 brick building (immediately south of the extant mill), are visible. The 1867 building was connected by a walkway to the 1864 structure. The boarding house is separated from the mill by a small hill which runs from the southwest to the northeast. The buildings are about one hundred feet apart, the mill is southeast of the house. The facades of both structures are oriented to the cardinal points of the compass. The complex includes two contributing buildings (boarding house and mill) and one contributing site (ruins of 1849 and 1867 buildings, dam, and mill race).

YOUNT'S BOARDING HOUSE

The boarding house is a two-story brick building with an L-shaped plan. Built in 1851, the house is a restrained example of the later Federal style. The severe facades with a shallow cornice and low gable-on-hip roof give the house its Federal character as well as a Spartan, functional appearance.

The boarding house has exterior walls of brick laid in American common bond. The walls are three courses deep and about one foot thick. The foundations are of uncoursed stone.

The north or main facade faces onto a spacious lawn (photo 1). The main facade is symmetrical with five bays on both stories. The main entry has a concrete slab stoop. A plain dressed limestone sill and lintel define the opening, which has a paneled door with a single light transom. An iron tie rod brace is located just right of the entry. Flanking either side of the entry are two tall nine-over-six double-hung sash windows with dressed limestone sills and lintels. The second story has five six-over-six double-hung sash windows with dressed limestone sills and lintels. The second floor windows align perfectly with the first floor opening. A narrow wood fascia board with a shallow box cornice terminates the walls. The house has a

 See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Yount's Woolen Mill

pitched gable-on-hip roof with a ridge running east-west. The roof currently has a covering of asphalt shingles, but was originally sheathed in zinc. This fascia, cornice and roof type is consistent on all elevations of the house.

The east facade has four bays of windows only (photo 2). The first and second floor windows align vertically and are identical to their counterparts on the first and second stories of the main facade. Three short, flush wall chimneys break the roof line between the windows.

The west facade has six bays on each story (photo 3). The first floor has fire windows, and the southern most bay has a transomed door. As with the east facade, the windows align vertically and are six-over-six sash on the second story and tall nine-over-six windows on the first story. Four short, flush chimneys rise between the windows of this facade.

The south facade is the rear of the house and is L-shaped (photo 4). The forward projecting ell has one six-over-six double-hung sash window on each story. The rear of the main block is set back to the right of the ell. The first floor has a paneled transomed door under the porch and two typically detailed nine-over-six windows. The second story has three windows identical to those used on the second level of other elevations of the house. Several large boards have been temporarily placed at the roof/wall junction.

A shed roof, two story porch partially infills the corner of the rear facade. Two large square posts support the porch. Simple diagonal braces with scalloped ends are found at the corners and posts of the porch. A wooden exterior staircase is located under the porch. The partially enclosed, single flight staircase provides access to the second story of the porch. The second story of the porch has a wood floor and a wood balustrade with square lattice-like railings. A lattice work screen infills the northern most section of the second floor porch. A typical six-over-six window and a transomed door are found on the east wall of the kitchen ell under the porch. The door provides the only access to a bedroom. The two story porch appears to be original to the house, the lattice work and balustrade may be replacements dating from the later 1800s.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Yount's Woolen Mill

The exterior of the boarding house retains nearly all of its original features and is in good condition. The most significant missing exterior element is the parapet. The parapet is mentioned in later accounts of the mill and seems to be indicated in an early sketch. According to those accounts, wells could not be dug for the house because there is only two to seven feet of earth over shale bedrock on the site. The original zinc roofing and parapet captured water, which was directed to a cistern for later use.

The interior of the Yount Boarding House has a center hall plan. Parlors, a kitchen and the Yount family's living quarters originally occupied the first floor while seven bedrooms used by mill workers were located on the second story. In general, the interior of the boarding house is less austere than the exterior and combines Greek Revival moldings with Federal style elements.

The center hall bisects the first story north to south and is nine feet wide (photo 5). The flooring of the hall was replaced at an undetermined date. Walls in the stairhall have a plain baseboard, plastered wainscot, a chair rail with a molded lip and a simple cornice molding. All openings off of the hall have transomed, paneled doors with wide surrounds. The header board of the surrounds overlap the vertical boards; the surrounds have corner tabs. This type of molding is common to the interior. Black walnut was used for the baseboard and door surrounds in the house.

The single flight, open string staircase is the most significant feature of the interior. The treads, balusters, handrail and newel are made of cherry (photo 6). The newel post has an octagonal base and is turned with a large, bulbous vase-like form. The balusters are turned with urn, reel and tapered shapes. The step ends have arched bracket designs.

A double parlor is located to the east of the stairhall. This part of the house is believed to have been private rooms for the Yount family. The more elaborate moldings of these two rooms seems to support this theory (photo 7). Random-width, tongue and groove poplar flooring is used in the double parlors. The baseboards in these two rooms have a molded upper edge. Door and window surrounds of the double parlors have Greek Revival detailing. These surrounds have shouldered architrave moldings.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3 Yount's Woolen Mill

An eight foot opening between the parlors has two pairs of folding doors. These double doors are paneled and do not have transoms. Both rooms have a wood cornice. The ceiling of the northeast parlor is plastered, but the southeast parlor has 2" x 6" tongue and groove poplar ceiling boards.

A large, thirty-eight foot long dining room was originally located west of the hall on the first story. Presumably, mill workers received their meals in this large dining room. At an unknown date, this room was divided into two separate rooms with bedroom to the northwest and a bathroom, utility room and closet area just to the south of this bedroom. Random-width tongue and groove oak flooring is found in the former dining room area. The simpler style baseboards, surrounds and moldings used in the hall are found in these two rooms. The former dining room area has plaster ceilings.

One enters the kitchen from the dining room area, through a doorway matching those of the hall. The kitchen is located in the two story ell, and is built over a small cellar. Simple surrounds, identical to those found in the hall, are used for kitchen doors and windows. The kitchen has a modern vinyl floor. Other improvements in the kitchen include new cabinets, appliances and plumbing. The kitchen ceiling has a simple cornice and 2" x 6" poplar boarding.

The second story of the boarding house had seven bedrooms originally. The central hall plan is continued on the second floor, where the U-shaped hall is planned around the stair well void (photo 8). The stair rail continues up and around the open stair well. The second floor hall floor has random-width oak boards (photo 9). All openings from the hall are identical to those of the first floor hall (photo 10).

Three bedrooms are found east of the second floor hall. Each of these rooms originally had a heating stove, as did the west bedrooms, but these have long since been removed. The chimneys for these stoves still remain in place on the exterior. The east bank of sleeping rooms remains unaltered, with the original surrounds and moldings intact.

Four bedrooms line the house to the west of the second floor hall. These four bedrooms were altered in use when a previous owner

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4 Yount's Woolen Mill

converted them into an apartment. One bedroom was located in the rear ell, and is accessible from the rear porch only. This bedroom was converted into a kitchen. The other three bedrooms were converted into a bathroom and living room. The current owner has removed the kitchen accessories from the second floor and is restoring the ell bedroom and northwest bedroom. Bathroom fixtures and a closet will be added to the two remaining bedrooms. In spite of these alterations, the hall and outside wall openings retain their original moldings and size in this part of the house.

Through its long life, the Yount Boarding House has received several modern improvements. Radiant baseboard heating, electricity and plumbing are examples of these additions. The cellar has become a utility area, housing water softeners, fuse boxes and other mechanical systems.

YOUNT'S WOOL MILL

The 1864 mill is the only surviving industrial structure on the Yount property. Yount's Mill is located on the banks of Sugar Creek. The east wall and foundation were originally immediately adjacent to the creek, but over the years, the creek has receded, and now there is about a yard of banks between the creek and the mill.

The building is two and one-half stories in height and rests on a raised basement. The symmetrical, low gabled mass is a good example of the Greek Revival style applied to an industrial building.

The principle facade of the structure faces west (photo 1). According to an 1878 lithograph, a wood ramp originally provided access to the main entry on the first floor, but an earth bank has since been erected. The earth bank now obscures nearly all of the foundation on the west facade. The foundation is constructed of rock-faced coursed sandstone, with a dressed sandstone water table. As with the first and second stories, the foundation has a central door opening flanked by four window openings. In the 1878 sketch, the door is paneled and the windows have six lights. Again, these openings have been totally hidden by the earth berm.

Above the sandstone foundation, the Yount Wool Mill has red brick walls laid in American common bond. The first story has a large

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5 Yount's Woolen Mill

central opening flanked by four windows. The central aperture is the main entry to the building. The opening extends to the water table and has a dressed stone lintel. The original double-leaf paneled doors and multi-light transom are in place but have been boarded up. The original doors and sash type are documented in the 1878 lithograph, several c.1900 photographs and a set of 1952 photographs. The window openings have dressed stone lintels and sills. Portions of the original six-over-six double-hung window sash have survived, but in general, the windows of the building are severely deteriorated or completely missing. The first floor windows of the mill have been boarded up.

The second floor of the west facade has the same arrangement as the first floor; all the openings aline vertically with those of the first story. As with the first floor, the central door aperture extends down to the floor level of the second story.

The gable end of the west facade has two window openings at the attic level. The openings are slightly smaller than the first or second floor windows and are placed so that they aline vertically with the wall spaces immediately flanking the central doors. The original six-over-six double-hung sash is missing.

The Yount Mill has a low-pitched gable roof with the ridge running east-west. A wood entablature with a plain frieze, molded cornice and returns completes the gable end, partially overlapping the stone lintels of the attic windows. The entablature is deteriorated in the ridge area. The original slate roofing is still in place, but is in need of repair.

The north facade of the mill has seven bays in each story. On the basement, first and second stories, there is a wider spacing between the third and fourth bays from the west. All of the windows on each story aline vertically. The foundation openings have not been obscured on this facade. The windows have dressed sandstone lintels, the sash, which was six-over-six double-hung, is missing. All of the first and second floor windows have the same simple stone sills and lintels as found on the west facade. An entablature identical to that of the west facade continues across the north facade. Between the fourth and fifth bays from the west, a small single stack internal chimney breaks the roofline.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6 Yount's Woolen Mill

The east facade is similar to the west facade. This elevation faces directly to Sugar Creek. Originally, an open, heavy timber shed roofed structure was attached to the east facade just below the first floor sill level. This structure seems to have housed the mill's water wheel, but by 1952, it had been removed from the building. A turbine wheel and gear remain in place. The double-leaf doorways centered on first and second floors are omitted for standard size window openings on the east facade. Otherwise, the composition and detailing of the facades are identical.

The south facade of Yount's Mill is a mirror image of the north facade. A double leaf door entry has been added to the third foundation bay from the west. The date of this alteration is unknown. This facade was attached to an 1867 mill structure by several wooden gangways and bridges. These gangways can be seen in c.1900 photos of the mill complex. Patches of discolored brick on the facade may indicate the location of these additions.

The interior of Yount's Mill features four levels of completely open space, in keeping with the industrial nature of the building (photos 13, 14, 15, and 16). Heavy timber framing supports the floors. On the basement level, large beams run east to west, with joists running north to south, forming the structure for the first level floor. A large turbine wheel in the east wall supplied power to the looms.

The first floor has chamfered columns with tapered supports upholding beams which run from east to west. Exterior walls are plastered, but ceilings in the mill appear to never have had any finish to obscure the structural work of the interior. The second floor interior is similar in character to the first floor.

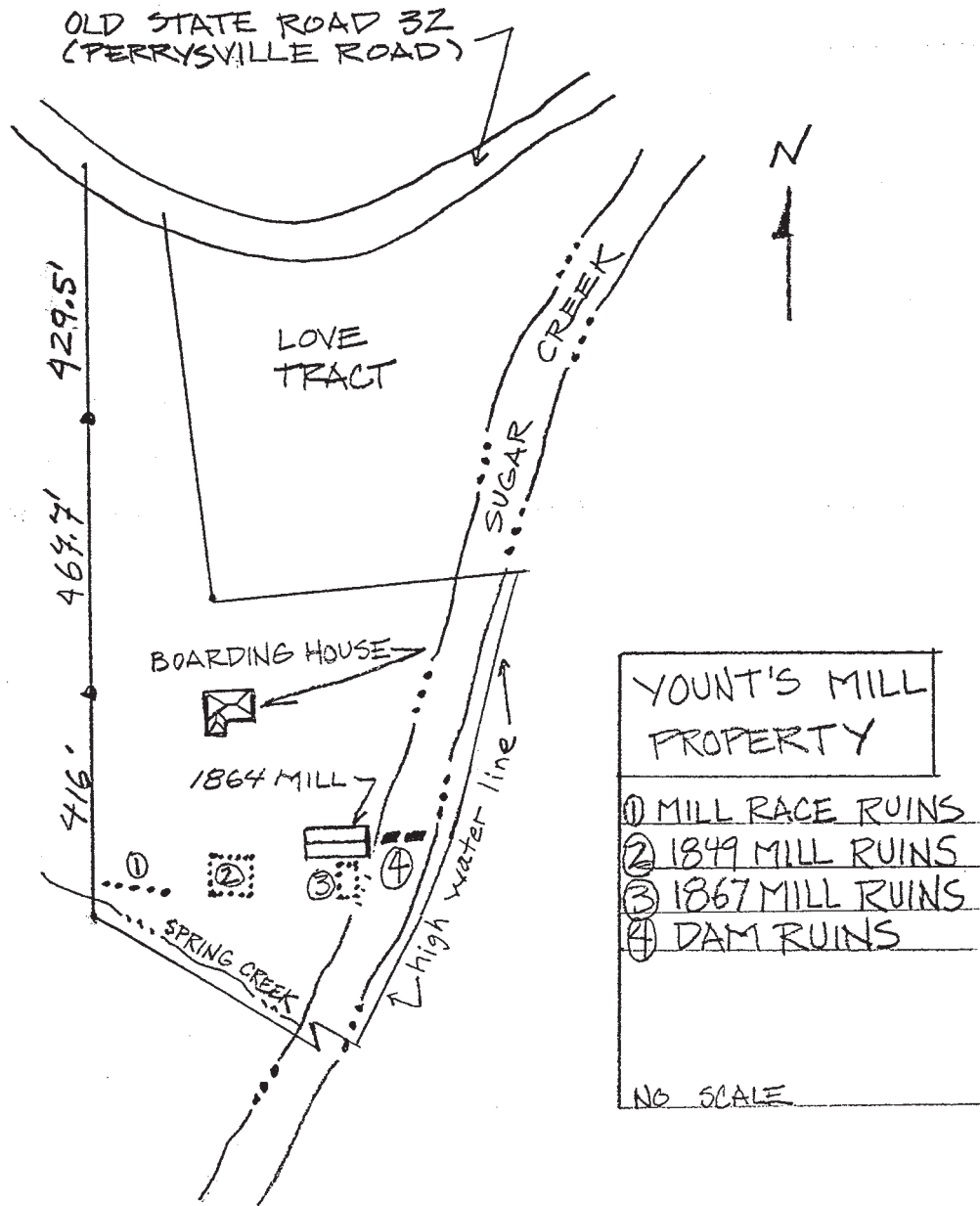
The attic of the mill has wood flooring, but the ceilings were left unfinished. The roof is supported by a queen post truss variant with large purlins (photo 16). Iron bars extend from the trusses to help support the attic floor.

The 1864 mill building has been vacant and unused for over sixty years. In spite of the deterioration of exterior wooden details, the building has retained most of its character and appears to be quite sound.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7 Yount's Woolen Mill



8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Industry
Architecture

Period of Significance

1849 - 1905

Significant Dates

1864
1851

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Yount Wool Mill complex is a significant example of a typical nineteenth century industrial practice. The complex illustrates the once common practice of providing room and board for employees at a self-contained, rural site, a concept imported from eastern states. The Yount Mill is the only such complex in Montgomery County, and may be one of few rural/textile mill complexes in Indiana. The mill was a major employer in the county; over 300 people worked at the business during its peak years of production. The Yount Mill was contracted by the U. S. Government to manufacture army uniforms during both the Civil and Spanish-American Wars.

The Yount Mill buildings are also architecturally significant. The boarding house is a good example of simple Federal style detailing, while the mill is significant as an example of the Greek Revival style applied to an industrial building. Because of its historical and architectural importance, the mill has been entered in the Historical American Engineering Record.

The Yount Mill complex is significant within the context of nineteenth century mills in Indiana. Mills of various types (lumber, flour and wool) are significant to the state's history. They often provided a nucleus and incentive for early settlements and employed sizable portions of the local population. To qualify as important within this context, mill structures should exhibit integrity of location, design and structural opening size. Undisturbed rural sites illustrate the context well, since the location shows how nineteenth century industries were forced to choose sites with abundant natural resources, such as swift-running creeks and timber stands. The Yount Mill complex has sufficient integrity to be considered eligible under this context. Although the mill building is only in fair condition, ample documentary and physical evidence exists to rehabilitate or restore the building in a highly accurate manner.

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Yount's Woolen Mill

The Yount Mill complex housed a locally significant industry. Daniel Yount started the Yount Mill's operation near Yountsville in 1840 when he took possession of the Snyder Grist Mill on Spring Creek, about 3/4 of a mile upstream from Sugar Creek. Dan was born November 3, 1807, in Ohio and started helping in his father's woolen mill when he was eleven years old. The Yount family, originally Jundt, brought their knowledge of woolen mills to this country from Germany.

After the family moved to Indiana in 1828, he continued to help his father operate woolen mills on the Wea, Southeast of Lafayette. In 1835, Dan and his brother John started a mill near the Wabash, at what is now the town of Attica. His mill there was prevented from expanding by the lack of water power and he came to the Yountsville area in search of a mill site with more potential. Sugar Creek provided the power he wanted.

At the time Dan took over the Snyder grist mill (not extant) there was also a carding mill, located at the mouth of Spring Creek, which was leased by Silas Wright. In 1843, Dan Yount and his brother Allen bought the land bearing the water right at that location from Abijah O'Neill. When Silas Wright's lease expired they started a mill to card and full wool nearer the mouth of Spring Creek, using a brush dam.

In 1849 another larger (wooden) building was built about 150 yards further down the creek. This was the first mill on the nominated property. Only the foundations of this building can be seen today, just South and West of the mill building still standing. The race was extended to this building and to its overshot wheel of some 30 feet in diameter which was used to power the looms they had installed.

In 1851, the Younts built a large two story brick house in the Federal Style just North of the mills which was called the Boarding House or Yount Mills Inn. The house was built near the original frame building known as the Sleeping Place. The family moved to this new house to live and girls who worked in the mills could obtain a room and their meals there for \$2.50 a week. The house reflected both the personality of its builders and its purpose; it was solidly and honestly built, with no ornamentation or fancy work. It still stands with little change except for the addition of bath rooms and other "necessities" of today and it is

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2 Yount's Woolen Mill

still in remarkably good condition.

Allen Yount sold his interest in the mills to Arthur Russell in 1857. Dan Yount bought this interest and became the sole proprietor of the mills in 1858 when Arthur Russell died intestate and his interest was sold at auction.

In 1864, Dan expanded the operation by building a three story brick building in the Greek Revival style on Sugar Creek. This large (50 by 75 feet) building still stands. The mill was powered by a turbine (instead of a wheel) and the water for it was impounded by a seven foot tall dam across Sugar Creek at the mouth of Spring Creek.

The Yount Mill complex was expanded in 1867 by the construction of a three story brick building which was 50 feet wide and extended 84 feet to the south of the 1864 mill. This 1867 building was connected by wooden bridges and gangways to the older structure, and has since been demolished.

The production of uniforms for the Union Army during the Civil War and of the uniforms required during the Spanish American War caused the business to prosper and as many as 300 people were employed at the mills.

At that time, wool was delivered to the mill by customers and was first sorted by fleece and weight. A fleece would usually weigh about four pounds. It was then placed in tanks where it was washed and scoured with lye soap. After a first rinse it was dyed, usually blue, light blue, or black and again rinsed.

The wool was dried by placing it on screens through which large fans circulated hot air. These operations were performed in the 1867 addition.

The wool was then moved to the third floor of the 1864 building where it was picked and carded. After carding, the rope like strands of about an inch in diameter were wound on large (one foot dia.) spools. Spinning jacks twisted wool from these spools into a thread like yarn and wound it on bobbins.

The bobbins were taken to the three looms located in the south (1867) building where the yarn was woven into cloth. A water

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3 Yount's Woolen Mill

powered loom could produce twenty to thirty yards of cloth per day.

This cloth was wound on drums and delivered to the first floor of the North building where it was passed over rollers and inspected. Tweezers were used at that time to remove any lint. The cloth was placed in bolts after the inspection and taken to the tailors on the second floor.

The tailors made the suits of clothing ordered by the customer after which they were pressed and readied for delivery. Any of the customers wool left after making the articles was bought by the Younts and the cloth made from it was sold locally. A man's winter overcoat at that time required around thirty pounds of wool.

The lint was swept up and processed to make shoddy for weaving into blankets. The weavers produced patterns in the cloth by reading a draft or dornick which resembled sheet music. Simpler patterns were memorized.

Dan Yount died on Spetember 30, 1890 and the Mills were re-organized as Younts Woolen Company. The company was not successful and in 1905 the Mills were closed forever.

The 1867 mill building was removed shortly after World War One by the Hoosier Hotel-Resort Company. Some of the foundation walls may be seen along Sugar Creek just south of the existing mill building.

The one mill building and the boarding house or inn are all that remain today to remind us of the bustling industry that once filled the area. The valley would often be filled with wagons bringing wool to the mills to have made into clothing for themselves, or to sell for the production of uniforms during the war years. Some mills in the area attempted to keep pace with progress by adding steam power to supplement their water power but the coming of the railroads and the competition they brought from the larger and more competitive flour and textile mills soon forced these small commercial operations out of business.

The current owner is in the process of rehabilitating the boarding house.

9. Major Bibliographical References

Atlas of Montgomery County, Indiana. Chicago:

J. H. Beers and Co., 1878. p. 52, 66.

Beckwith, H. W. History of Montgomery County. 1881. pp. 588-9

Gronett, Ted. Sugar Creek Saga. Crawfordsville, IN:
Wabash College, 1958.

History of Montgomery County, Indiana. Indianapolis:

A. W. Bowen, 1913. pp. 408-9

Indiana Historical Society, "Montgomery County Mills" file.
(140 North Senate Street, Indianapolis, IN)

Riggs, Constance, ed. Montgomery County Remembers. Crawfordsville,
IN: Montgomery County Historical Society, 1976.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # IN - 18

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Indiana Historic Sites and Structures Inventory

10. Geographical Data

Acreage of property 10

UTM References

A	1, 6	5, 0, 2, 2, 0, 0	4, 4, 3, 0, 1, 2, 0
	Zone	Easting	Northing
At	1, 6	5, 0, 2, 1, 0, 0	4, 4, 3, 0, 3, 0, 0

B	16	502300	4430160
	Zone	Easting	Northing
C	16	502220	4429860
D	16	502040	4429960

See continuation sheet

Verbal Boundary Description Part of the northwest quarter of section 10, township 18 north, range 5 west, described as follows:

Beginning at an iron stake in the center of the old Perrysville Road approximately 1045 feet east and 99 feet south of the northwest corner of said section; and running thence south 0 deg. 39 min. west 429.5 feet

See continuation sheet

Boundary Justification This is the historic boundary of the property. The site includes resources which contribute to the significance of the property. The creek has always been part of the property and includes the remains of an historic dam.

See continuation sheet

11. Form Prepared By

name/title John E. Hardwick
organization N/A
street & number 3729 Old State Road 32 West
city or town Crawfordsville
date January 15, 1988
telephone 317/362-5864
state IN zip code 47953

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1 Yount's Woolen Mill and Boarding House

to an iron stake; thence south 2 deg. 30 min. east 467.7 feet to a stake which is located approximately 102 feet in a southwestwardly direction from the southwest corner of the old brick mill building as now located; thence south approximately 416 feet to a point on the south line of the tract conveyed to Orla R. James et ux by deed recorded September 7, 1948, in Deed Record 154 page 541; thence south 60 deg. 30 min. east to the middle line of said northwest quarter to a stone in Sugar Creek; thence north 5 1/2 deg. west to the south line of the dam as located and used in the operation of the factory commonly known as the Yount Woolen Mills; thence east with the south line of said dam to the east abutment thereof at high water mark on the east side of said creek; thence up said creek along the high water mark on the east side to the north line of said quarter section; thence west to the place of beginning, excepting always from the above described tracts 3 parcels of land described in the following deeds, to wit:

Deed of Dan Yount to James M. Stubbins dated November 13, 1885, and recorded in Deed Record 57 at page 323; Deed of Andrew Yount, et al to James M. Stubbins, dated November 13, 1885, and recorded in Deed Record 57 at page 324; Deed of Dan Yount, et al to Minverva Love dated March 2, 1887, and recorded in Deed Record 62 at page 431 all of Montgomery County, Indiana.