

Trustee's Sale OF "ROCKDALE FACTORY,"

With the extensive Grist Mill, Gearing, Machinery, Buildings and Lands thereto attached, situated on the Falls Road, about two miles from the City of Baltimore.

BY virtue of a special order of the Circuit Court for Baltimore county, sitting in Insolvent causes, the undersigned, as Trustee, will offer for sale at public auction, at the Exchange in the city of Baltimore, on *Wednesday, the 12th day of May, 1858, at 1 o'clock, P. M.*



ALL THAT PARCEL OF LAND lying on the west side of Jones' Falls in Baltimore county, being part of a tract of land called "Newington," part of a tract of land called "The Quarry," and part of a tract of land called "Happy-be-lucky," described as follows: Beginning for the same on the southeast side Newington lane, laid out two perches wide on the plat of Newington, where the said lane intersects the south side of Jones' Falls, as condemned by an inquisition to condemn for the city of Baltimore's use the water of Jones' Falls, and running thence binding on the southeast side of the Newington lane, S. $31\frac{1}{2}$ W. 40 ps., to a stone at the northwestern corner of Lot No. 59 on the plat of Newington, the same being the northeastern corner of Lot No. 58; then binding on Lot No. 58, S. $58\frac{1}{2}$ E. $34\frac{1}{2}$ ps., to a land formerly belonging to Nathan Tyson; then binding on that land, N. $31\frac{1}{2}$ E. $23\frac{3}{4}$ ps., to a white oak tree or corner of Lot No. 60 on the plat of Newington, and a corner of a small parcel of land part of the tract called "Happy-be-Lucky," N. 51 E. 5 ps., to a corner of the Mount Vernon Company's land; then binding on that land two courses, S. 39 23-60 E. 8 ps. N. 47 E. 8 ps., to high water mark on Jones' Falls as condemned by the inquisition aforesaid; then binding on Jones' Falls agreeable to the inquisition aforesaid, northwesterly to the place of beginning—Containing 7 acres, 2 roods and 20 square perches of land, more or less.

The land on the east side of Jones' Falls, being part of a tract of land called "The Quarry," part of a tract of land called "Mount Pleasant," part of a tract of land called "Benjamin's Cave," and all of tract of land called "Addition to Quarry," described as follows: Beginning for the same at a stone on the west side of the Falls turnpike road, at a corner of land belonging recently to Henry Mankin and formerly to Charles T. Elliot, and near the church, now occupied as an Episcopal church, and running thence, binding on the turnpike road, S. 27, E. $20\frac{1}{2}$ ps., S. 37, E. 22 ps., to one of the outlines of "Mount Pleasant;" then, binding on that line of said land, agreeable to the fence as heretofore surveyed, S; $77\frac{1}{2}$, E. about 57 ps., to the same stone, H. S., a corner of the said land called "Mount Pleasant," and also of the land called "Benjamin's Cave," and a corner of the land called "Addition to Mount Pleasant;" then, binding on "Addition to Mount Pleasant," the two following courses and distances, to wit: W. 30 ps., south 50 ps., to a stake at the end of the 4th line of the aforementioned tract called "Addition to Quarry;" then, binding on that land reversely, the four following courses and distances, to wit: S. 83, E. $22\frac{3}{4}$ ps., S. $32\frac{1}{2}$, W. $4\frac{1}{2}$ ps., N. 83 W. 24 ps., North $34\frac{1}{2}$ ps., to the end of the 5th line of part of the tract called "Quarry" designated as part of lot No. 10 in the deed of conveyance from Nathan Tyson and others to David Warfield, dated 4th of November, 1842, of record in Liber T. R., No. 325, folio 398; then, binding on the 6th line of said part of lot No. 10, S. 47 W. $19\frac{1}{2}$ ps., to high-water mark in Jones' Falls, as taken from S. D. Tonge by the mayor and city council by an inquisition for the use of the city of Baltimore; then running up and binding on high-water mark on Jones' Falls agreeable to the inquisition of condemnation aforesaid, as the same meanders northwesterly about 63 perches to intersect the northwestermost boundary line of said S. D. Tonge's land, where it crosses Jones' Falls, and to the White Hall Mill property; then binding on the White Hall Mill land, north 18 E. 18 ps., to a stone, a boundary of the White Hall land and of the land formerly owned by Charles T. Elliott, and recently by Henry Mankin, and the end of the 3d line of the parcel of land eighthly described in the deed before mentioned and referred to from Nathan Tyson and others to Daniel Warfield, and then binding on the 4th line of that land, N. $29\frac{1}{2}$ E. $30\frac{1}{4}$ ps., to the place of beginning, containing and now laid out for 18 acres and 50 square perches of land, more or less; excepting, however, a small lot or parcel of land upon which is erected a church, now occupied as an Episcopal church, which was conveyed by Wm. Mason in trust by deed on record in Liber A. W. B., No. 392, folio 525. &c.

Being a portion of the same lands conveyed by S. H. Tagart, trustee, to Samuel D. Tonge, by deed recorded among the land records of Baltimore county, in Liber A. W. B., No. 465, folio 241, &c., which said conveyance from said Tagart to said Tonge, embraced about 28 acres, more or less.

But the city of Baltimore, under the act of 1853, chapter 376, (as will more fully appear by reference to the inquisition in the matter of the Mayor and City Council of Baltimore vs. S. D. Tonge, in the Circuit Court for Baltimore county,) condemned and took from said Tonge, "for the purpose of supplying said city with pure water," about 2 acres and 10 perches of the said land, and the water rights attached thereto, leaving the balance, about 25 acres and 30 roods, more or less, as above described, and now offered for sale in fee simply by order of the Circuit Court for Baltimore county.

This Property is known as the "ROCKDALE FACTORY," and is situated about two miles from the city of Baltimore, on the Falls road, and is improved by an extensive STONE GRIST MILL, and other buildings, with all the necessary GEARING and MACHINERY, suitable for conducting an extensive business. It is altogether the most desirable property, from its location and peculiar advantages, for manufacturing and other purposes that has been offered in this city at public auction for years.

Terms of sale—One-third cash; balance in 6 and 12 months, with interest and security to be approved of by the trustee.

T. M. LANAHAN, Trustee,

No. 31 Lexington street.

CANNON & MATTHEWS,

Auctioneers,

April 17.—ts.