

Chatsworth, with the dwelling-house and all the buildings and improvements thereon, (save and except the *Rope Walk*.) “*Item*. I give and bequeath to my dear son *George Lux*, his heirs and assigns, my tract of land called *Chatsworth*, lying in *Baltimore* county, containing 950 acres; but in case my said son should die before he attains of legal age, and without issue, then I leave and bequeath the said tract of land called *Chatsworth* to my dear wife *Agnes Lux*, or her assigns, to be at her own will and disposal as it originally was, save and except five acres, to be laid off in a long square on the south two degrees west one hundred and thirty-one perch line, being the fifth line from the beginning; and that said five acres, together with the *Rope Walk*, and all the buildings and improvements thereon, I give and bequeath to my dear nephew and partner, *Daniel Bowly*, his heirs and assigns; and it is further my will and intention, that if my said dear wife should die before my dear son *George*, so that my estate be vested in him, and he should afterwards die before he attains legal age, and without lawful issue, then and in such case, I leave and bequeath all that part of my said tract of land called *Chatsworth*, that lies to the northward of a north west line drawn from the beginning trees of the tract of land called *Hyp Hazard*, to *Agnes Walker*, and the heirs of her body lawfully begotten, and in default of such issue to *Charles Walker*, his heirs and assigns, for ever; and all the rest and residue of the said tract called *Chatsworth*, I give and bequeath to my said nephew *Daniel Bowly*, and his heirs and assigns, remainder over to my dear brother *Darby Lux*, his heirs and assigns, for ever, subjecting the same nevertheless in either case to the payment of £500 sterling to *Agnes Walker*, and her heirs.” *William Lux* died on the 10th of May 1778, leaving *George Lux* his only son, and heir at law, then of the age of twenty-one years. *Agnes*, the wife of the testator, survived him several years. *Daniel Bowly* was the nephew of *William Lux*, and at the time of the date of the said will was in partnership with him in carrying on the manufactory of rope, in a *Rope-Walk* situated on a part of *Chatsworth*, but *Bowly* was not at that time in any manner interested in the land called *Chatsworth*, nor was there any lease of the *Rope-Walk*, or any articles or terms of partnership. *George Lux* lived many years after his arrival at the age of twenty-

1810.

Bowly
vs
Lummox