

on Canal Avenue and running back to a ten foot Alley on the North is Also all tools  
 implements, machinery, fixtures of trade and manufacture on either of said lots  
 or belonging to the said party of the first part, and all steel and manufactured  
 files complete or in course of preparation now belonging to the Company, or which  
 in the ordinary course of trade may belong to them and become substituted in the place  
 of such materials and manufactured articles now so belonging, and also all the  
 debts and other assets of the Company, of whatever kind and wherever situated  
 and all other real Estate - To Have and To Hold the said Real Estate and personal  
 Estate to the said party of the second part his heirs, executors and Administrators  
 for his and their use for ever - In trust however, to permit the said parties  
 of the first part to retain the possession, control and use of all said property  
 and to continue their business of Manufacturing and disposing of the produce  
 of said Company as heretofore, till a sale shall be required under this deed -  
 And at any time that the said Archibald Henderson or his representatives shall  
 call on said Trustee for a sale of the premises, either to pay moneys actually  
 advanced for said Company, or falling due on securities whereon said Hender-  
 son may be liable - then on trust forthwith, upon thirty days notice of the  
 time, place, manner & terms of sale in some newspaper of Baltimore City, to  
 proceed to sell at public Auction, the personally for Cash, the realty on the terms  
 of payment of one third in hand, the residue in three equal instalments of six,  
 twelve and Eighteen months, with interest from the day of sale, secured by bond  
 with approved security - And out of the proceeds, after paying the expenses  
 of the trust, to pay whatever may be due to said Archibald Henderson from  
 said Company, whereon he may be responsible, and all interest due or to fall  
 due, and the residue to pay over to the parties of the first part or their assigns:  
 and on final payment of the purchase money, to execute valid deeds to the  
 several purchasers for the property sold. And the said party of the first part  
 covenants to warrant and defend the premises above described, to the said <sup>Trustee</sup> Henry  
 Davis his heirs and assigns against the claims and demands of all persons what  
 soever. - And said Henry Winter Davis thereby covenants faithfully to  
 perform all the trusts hereby confided to him - And this Indenture further  
 witnesses that the said party of the first part has constituted and appointed  
 and does hereby constitute and appoint John Stewart of Heverton No. 4  
 to be their Attorney for them and in their name, and as their Act and  
 deed, duly to acknowledge this Indenture in order that the same may be  
 recorded. - In testimony whereof and in pursuance of the resolution  
 of the said party of the first part, adopted on the 11<sup>th</sup> day of May 1852.  
 the said Henderson Steel and File Manufacturing Company have caused  
 their Corporate seal to be here to affixed and these presents to be signed by  
 their President and attested by their Secretary, and the party of the  
 second part has hereto affixed his hand and seal the day and year first  
 above written. -

Wm N. Russell  
 Secy B<sup>d</sup> Directors H. S  
 & File Mfg. Company

Arch<sup>d</sup> Henderson  
 President Henderson Steel & File Mfg Co  
 Henry Winter Davis

District of Columbia,

Washington County, to wit

This day personally appeared before us in our County aforesaid Archibald  
 Henderson, he being well known to us to be the person named as Mortgagor  
 in the foregoing deed, and made oath in due form of Law that the Consideration

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