

fulfilled and kept; I the said Coelina H. Birely do agree to sell and convey
 by a good and sufficient Deed in fee simple to the parties of the second part
 all those pieces or parts of tracts of land situate in the County and State
 aforesaid, heretofore conveyed by George P. Hamburg and wife to Valentine
 Birely by deed recorded in Liber D. S. No 7 folios 616 and 617 one of the
 Land Records of Frederick County, also all those pieces or parts of
 tracts of Land situate in the County and State aforesaid heretofore
 conveyed by J. Wallman to said Valentine Birely by Deed recorded in
 Liber D. S. No 7 folios 615 and 616 one of the Land Records of Frederick
 County, and the said John Alexander and Martin S. Alexander
 in consideration of the premises do covenant with the said Coelina
 H. Birely to pay the said sum of three thousand seven hundred and
 twenty seven dollars and fifty cents, in the following manner, two
 hundred and twenty seven and fifty cents on the first of
 April next, the sum of thirty five hundred dollars in seven
 equal annual payments from the first of April next, bearing
 interest from the first of April next, the said John Alexander
 and Martin S. Alexander giving their joint and several notes
 under seal, for the credit payments according to the times of this
 agreement, and said parties of the second part do further covenant
 with the said Coelina H. Birely to erect and build upon the premises
 a house of equal value to the house heretofore destroyed by fire on the
 on the said premises whilst in the occupancy of said parties of the
 second part, or to the amount of the insurance on said house reim-
 ed by the said parties of the second part, or if the parties of the sec-
 ond part shall build a house of equal value with the house
 burned, situate on the above described premises, or premises other
 than on the premises hereby intended to be sold, then the said parties
 of the second part covenant as an additional and further security
 to insure the said premises other than those hereby intended to be sold
 by said Coelina H. Birely to the parties of the second part. And the
 said parties of the second part do hereby covenant with the said
 Coelina H. Birely to insure the house to be built under this contract
 whether on the premises hereby agreed to be sold or upon other prem-
 ises to the amount of five hundred dollars, and also to insure the
 buildings upon the premises hereby intended to be sold to the amount
 of Twelve hundred and fifty Dollars, and to keep the same insured,
 and to assign and transfer the said policies as a further and addi-
 tional security to the said Coelina H. Birely, and the said Coelina
 H. Birely covenants upon the payment of the whole purchase mon-
 ey, by ^{the} said parties of the second part or their assigns, to convey by a
 good and sufficient Deed, the property hereby intended to be sold,
 and the said Coelina H. Birely further covenants with the
 parties of the second part to convey to any assignee of the said par-
 ties of the second part, any part of the said premises which
 may be sold by the parties of the second part, reserving to herself
 the right to approve such contract, and the price at which said
 premises or any part thereof may be sold, provided she the said
 Coelina H. Birely receive the whole of the purchase money for