

certain piece or parcel of Land lying near the Point of Rocks in the County of Frederick and State of Maryland and which is described as follows viz, Part of the tract of Land called the Resurvey on "Hobsons Choice" part of "Bunker Hill" part of "Sandstone Ridge" part of a tract called "Carrollton" and part of a tract called "Hills in the Middle" Beginning to include the said several parts of tracts of Land within one general outline at a stone formerly planted standing at the end of 23 Perches on the first line of the whole tract called "Bunker Hill" it being at the end of the 17 line of the whole tract called the Resurvey of "Hobsons Choice" and running thence with the outlines of the last named tract three courses correcting the same to agree with the original location  $S 21^{\circ} W$  110 fms. to a planted stone  $N 85^{\circ} W$  65 fms to a planted  $N 63^{\circ} W$  85 fms to a planted stone thence  $S 33^{\circ} E$  29 fms to a stone  $S 56^{\circ} 41' 35'' W$  35 fms to a stone on the North bank of the canal then with the North limit of said canal  $S 57^{\circ} E$  6 fms  $S 40^{\circ} 12' E$  30 fms  $S 37^{\circ} 14' E$  49 fms to a Walnut Tree marked with twelve notches  $S 37^{\circ} 14' E$  70 fms to a forked Slippery Elm Tree  $S 37^{\circ} 14' E$  40 fms  $S 53^{\circ} 12' E$  12 fms to intersect a line drawn  $S 59^{\circ} 34' W$  from a planted stone a corner between the Land now being described and the Land of Nathaniel Talbot thence with said Land reversed  $N 59^{\circ} 34' E$  75 fms to the corner stone still with the dividing lines of the Land now being described and the Land of said Talbot three courses and distances viz.  $N 82^{\circ} 14' E$  41 fms to a small Elm Tree marked with twelve notches  $S 33^{\circ} E$  58 fms to a large Elm Tree marked with twelve notches  $S 74^{\circ} 34' E$  111 fms ending in a Pond and intersecting a line drawn  $S 10^{\circ} W$  from a planted stone at the end of the eighth line of the whole tract called "Bunker Hill" aforesaid then with said first line reversed  $S 35^{\circ} W$  67 perches to the place of beginning containing exclusive of the Rail Road Two hundred and fifteen acres of Land more or less together with the improvements thereon and the rights and appurtenances thereto belonging. To have and to hold the said described property with the rights and appurtenances aforesaid unto the said John H. Chase his heirs and assigns to his and their proper use and benefit forever, Provided that if the said Philip Roth or any person in his behalf shall well and truly pay to the said John H. Chase his heirs and assigns the aforesaid sum of Thirteen thousand dollars together with lawful interest accrued or to accrue thereon in the sums or amounts and at the times herein set forth to wit the sum of Four thousand dollars on or before the 14<sup>th</sup> day of October A. D. 1873 together with legal interest thereon from the 14<sup>th</sup> day of July A. D. 1873 the sum of Three thousand dollars together with legal interest thereon from the 1<sup>st</sup> day of July A. D. 1873 on or before the 1<sup>st</sup> day of April A. D. 1874 the sum of Four thousand dollars together with legal interest thereon from the 1<sup>st</sup> day of July A. D. 1873 on or before the 1<sup>st</sup> day of July A. D. 1874 and the sum of Two thousand dollars together with legal interest thereon from the 1<sup>st</sup> day of July A. D. 1873 on or before the 1<sup>st</sup> day of October A. D. 1874 according to the terms of Four certain Bonds or obligations bearing date the 18<sup>th</sup> day of October A. D. 1873 and made payable to the said John H. Chase & executed by the said Philip Roth and shall perform the covenants herein contained on their part to be performed then this Mortgage shall be void and of no effect, and said Philip Roth and Anna his wife hereby covenant for himself and herself his and her heirs and personal representatives