Stamp $100

"Exhibit No. 1"

This Indenture made this 9th day of July in the year of our Lord 1872 by Albert T. Miles and Mary M Miles his wife of Frederick County in the State of Maryland of the first part and Richard P Jackson of Georgetown District of Columbia of the second part Witnesseth that in consideration of the sum of Six hundred and fifty one dollars now owing from the said Albert T. Miles to the said Richard P Jackson by his promissory note of even date with these presents and payable 3 years after date with interest, the interest to be paid half yearly and to secure the payment of the aforesaid sum of money and interest thereon half yearly, the said parties of the first part do grant bargain sell enfeoff and convey and by these presents do grant bargain sell enfeoff and convey unto the said Richard P. Jackson all that piece or parcel of Land lying and being in Frederick County State of Maryland and called the "Principal" and surveyed by J Thomas Browning Surveyor on the 10th day of May 1870. Beginning for the said part at a stone marked J. H. S 1805 standing on a bluff North of Bennetts Creek at the end of the 4th line as expressed in a Deed from Samuel Plummer to the said Albert T. Miles and running with the lines of said Deed correcting the bearing 1st North 57° East 44 perches to a stone, 2nd North 68° East 35 perches to a stone, 3rd North 22° West 71 perches to a stake at the road, 4th North 51° East 33 perches, 5th North 85° East 123 ⅘ perches, 6th North 51¼° East 29½ perches to a stone 7th South 19½° West 166 perches, 8th North 57¾° West 34 1/10 perches to a stone, 9th North 85½° West 13 1/10 perches to a stone 10th South 9° West 23 8/10 perches to the end of 19 perches on the 2nd line as expressed in the above Deed and with the line of said Deed correcting 11th North 87¼° West 50 perches 12th South 79° West 36 perches 13th North 51° West 30 perches to the beginning containing 123 Acres more or less reserving and excepting 37 Acres of the same sold and conveyed by Miles to Harris as per Deed executed on or about the 4th day of June 1870 and of record, together with all the buildings improvements appurtenances and water courses to the same belonging, Provided that the said Albert T. Miles shall pay to the said Richard P Jackson on or before the 9th day of July in the year 1875 the said promissory note and all interest due thereon, then this Mortgage shall be void, and the said Albert T Miles covenants that he will pay the said sum of money as expressed in said note and the interest half yearly, and in default of payment, he the said Miles covenants that the said Richard P Jackson shall have the right & power to sell the said described premises at public sale after being advertised twice a week for three weeks in some newspaper printed and published in the City of Frederick, State of Maryland upon such terms as he shall deem best for the interest of all parties, and out of the proceeds of sale to pay first all expenses of said sale including a Commission of five per centum for attending to said sale, next to pay the said note and all interest due and owing thereon, and lastly any surplus remaining to pay the same to the said Albert T. Miles his Executors or Administrators

Witness our hands and seals

Test
Robt Stokes, Isaac Davis

Albert T. Miles (seal)
Mary M Miles (seal)