

of a tract of Land called "Round about" Part of a tract called "Hobson's  
 Choice" Part of a tract called "Chestnut Land" and part of a tract called "Berharts  
 Street" Beginning for the parts hereby intended to be conveyed at a line  
 planted at the end of the 10<sup>th</sup> line of the whole tract called "Round about"  
 and running thence with the outlines of said tract, recorded year 1785,  
 as follows S. 50° E, 26 1/4 ps. to a stone S. 80° E 19 7/10 ps. to a  
 stone N 80° E, 19 7/10 ps to a stone S. 50° W 125 ps to a stone W. 97 1/2  
 ps to a stone at the end of the second line of the tract called "Berharts Street"  
 thence with the outlines of said tract S 28° W, 11 ps. to a stone planted on the  
 15<sup>th</sup> line of the tract called "Chestnut Land", still with the outlines N. 45°  
 W, 17 ps to a stone N 26° W 44 ps. to a stone N. 24 1/2° W, 40 ps. to a  
 stone thence leaving the outlines of said tract N. 32 3/4° W, 40 7/10 ps.  
 to a stone a corner of Deane's Voluntaries Land, thence with the said land  
 course N 65° W 13 1/10 ps. to a stone thence by division line now made N.  
 79 1/2° E, 24 ps to a stone N. 8° E, 26 ps to a stone near a small wal-  
 nut tree N 86 1/4° E 26 1/2 ps. to a stone N. 72° E 22 7/10 ps. to a stone S 38 1/2  
 42 7/10 ps to a stone S 84 1/2° E 9 7/10 ps to the Beginning containing 132  
 acres 3 Rods and 2 perches of said Land more or less

It is always that if the said John B. Baker shall pay to the said  
 Lymanus N. Philips his Executors Administrators or assigns the said  
 sum of money in the said single bill specified when due and payable accor-  
 ding to its tenor and shall pay the interest thereon semi annually in each  
 and every year thereafter Mortgage shall be void, and the said John B. Baker  
 covenants with the said Lymanus N. Philips his Executors Administrators or  
 assigns to pay all taxes assessments public due or charges laid or to be laid  
 by Law on the Mortgage debt secured by said Mortgage.

It is provided that in default of payment the said John B. Baker shall forfeit  
 the Premises, It is provided that if default should be made in the payment of the money  
 noted on the said single bill, or in the payment of the interest thereon  
 when due and payable according to the tenor thereof, then it shall be lawful  
 for the said Lymanus N. Philips to sell the said Mortgaged premises at  
 public Sale on the following terms, one third cash on the day of sale, the  
 residue, in one and two equal annual payments from the day of sale

The purchaser giving notes with approved security, bearing interest  
 from the day of sale, the first giving at least three weeks notice of  
 advertisement published in one of more of the newspapers published  
 in Frederick County of the time manner and terms of sale, out of the  
 proceeds of sale to pay all costs and expenses of sale and the usual com-  
 missions allowed Justices in Equity under Decrees for sale Real  
 Estate; It is provided all Taxes and Cens prior to this Mortgage accor-  
 ding to their respective tenors to pay the debt and interest aforesaid &  
 should there be any surplus to pay over said surplus to the said John  
 B. Baker

Witness our hands and seals

Test Jacob H. Diners

John B. Baker (seal)  
 Esther Baker (seal)