

No. 4512 Equity

and marked S.M. then leaving the outlines of said tract and running North seven or eight degrees East one hundred and fifty six feet to the first mentioned place of beginning - Containing fifty acres and twenty eight perches of land more or less. Together with all and singular the buildings, improvements, woods, waters, water courses, rights, members, privileges, advantages and appurtenances thereto belonging or in anywise appertaining and all the Estate right title and interest trust property claim and demand whatsoever at law and in Equity of them the said Mary Beall and Eliza Beall of us and to the same.

Exhibit No 1

To have and to hold the said herein described premises with the appurtenances thereto belonging unto the said John Montgomery Sen<sup>r</sup> his heirs and assigns to the only proper use and behoof of the said John Montgomery Sen<sup>r</sup> his heirs and assigns forever, and the said Mary Beall and Eliza Beall for themselves and their heirs do hereby covenant promise and agree to and with the said John Montgomery Sen<sup>r</sup> his heirs and assigns that they the said Mary Beall and Eliza Beall their heirs and all persons claiming under them shall and will from time to time and all all times hereafter at the reasonable request, cost and charge of the said John Montgomery Sen<sup>r</sup> or any of his heirs or assigns, make and lawfully execute a true and correct deed and deliver all and every such further and other deeds, conveyance and assurance in the law whatsoever for the better and more fully occupying possession to the said John Montgomery Sen<sup>r</sup> his heirs and assigns, the said premises with the appurtenances heretofore described & mentioned to be bargained and sold according to the true intent & meaning of the said parties to these presents as by the said John Montgomery Sen<sup>r</sup> or his heirs or assigns, or by any of their counsel learned in the law shall be reasonably desired, advised & required, and also that they the said Mary Beall and Eliza Beall their heirs and assigns the said piece or parcel of Land and premises above described and herein mentioned to be granted bargained and sold with the appurtenances unto the said John Montgomery Sen<sup>r</sup> his heirs and assigns shall and will warrant and forever defend by these presents against the claims of all persons whatsoever In testimony whereof the said Mary Beall and Eliza Beall have hereunto set their respective hands & seals on the day and year first above written

Signed sealed & delivered in the presence of us  
John H. Worthington  
Colen Anderson

Mary Beall  
Eliza Beall

Which is thus witnessed,  
State of Maryland, Fred<sup>l</sup> County set:  
Be it remembered and sheweth that on the fiveteenth day of July, in the year of our Lord one thousand eight hundred and forty four before the subscribers two Justices of the Peace of the State of Maryland, in and for Frederick County aforesaid personally appear Mary Beall & Eliza Beall they being to us to be the persons who are named & described as and professing to be parties to the foregoing deed or indenture & do acknowledge the said indenture to be their respective act and deed In testimony whereof we the undersigned remain on the day & year aforesaid

John H. Worthington  
Colen Anderson