No. 8493 Equity.

26 perches. (2) North 73° West 37 perches (3) North 33° East 13 1/4 perches. (4) South 72° East 53 1/4 perches then to the beginning. Containing four acres and twenty-four Square perches of land more or less, and being the Same land Conveyed by James O. Simmons and Mary Simmons his wife, to Miranda Silence by deed dated the 31st day of January in the year A.D. 1860 and recorded in Liber B.G.F. No 5. folio 201. one of the Land Records of Said County, and being all those part or parcels of land Conveyed by the Said James H. Silence to the Said Sallie F. Peters by deed dated the 2nd day of December in the year A.D. 1892. and recorded in Liber J.L.J. No. 3. folio 410. one of the Land Records as aforesaid. Containing in both tracts forty acres of land more or less.

And whereas the Said Sallie F. Peters departed this life intestate leaving Surviving her the Said L. Otis Peters, her husband, and Howard Peters Harvey O. Peters, and L. Blanche Peters, her children and heirs at law, the Said Howard Peters having Attained his Majority and the Said Harvey O. Peters and L. Blanche Peters being infants.

Now therefore we, the Said L. Otis Peters and Howard Peters, and the Said L. Otis Peters on behalf of his Said infant Children, in So far as I can lawfully do So, do hereby agree to Sell unto the Said Edward H. McElfresh the property above described at and for the Sum of Eleven hundred dollars; the Said purchase money to be paid in two part. first the Sum of Two hundred dollars on delivery of this agreement and the Second payment of nine hundred dollars to be paid in Cash upon the ratification of Said Sale by the Circuit Court for Frederick County, In Equity, and the Conveyance to the Said Edward H. McElfresh of a good and Marketable title to Said property, free Clear and discharged of All encumbrances; the Said purchaser to pay for the preparation, acknowledgement and recording of Said deed, but all other expenses to be paid out of the purchase Money aforesaid.

And I the Said Edward H. McElfresh do hereby agree to purchase the property aforesaid and to pay therefor the Sum of Eleven hundred dollars in payments as aforesaid upon the ratification of Said Sale by the Circuit Court for Frederick County, In Equity, and the Conveyance to me of a good and Marketable title to Said real estate, free from All liens and encumbrances; and I the Said