

and in advance, now stand indebted unto the said Elisha C. Swomley and Ella J. Swomley in the sum of money in said promissory note recited, it being for a portion of the purchase price of the hereinafter described real estate, and for the purpose of securing the payment of said promissory note at maturity thereof, together with all interest that may accrue thereon, have agreed to execute these presents.

Now, Therefore, in consideration of the above recited premises and the sum of Five Dollars (\$5.00) in hand paid at and before the execution and delivery of these presents, the receipt of which is hereby acknowledged, we, the said George Furzer and Mabel S. Furzer, his wife, do hereby grant and convey unto the said Elisha C. Swomley and Ella J. Swomley, as joint tenants, and not as tenants in common, all the following described tracts, parts of tracts pieces or parcels of land known as "The Home Farm" of Elisha Swomley, deceased, situate, lying and being in New Market District, Frederick County, State of Maryland, and being part of a tract or tracts of land called "Peace and Plenty", the "Resurvey of Hall's Choice" "Walnut Bottom," "Turners Promise" or by whatsoever other name or names the same may be known or called;

Beginning at a planted stone standing at the end of the second line of the parcel of land described in a deed from Marian A. Webb and George W. Webb, her husband, to Elisha Swomley, dated September 20th, 1867, for eleven (11) acres of land, recorded in Liber C.M. No. 1, Folio 611, one of the Land Records of Frederick County, and running thence with said second line reversed, allowing for variation and correcting same according to a survey made September 1922, (1) north eighty-eight and one-fourth degrees west, thirty-six and five-tenths (36.5) perches to a planted stone; thence with the first line reversed of said eleven acres tract of land, (2) south five and one half degrees west, two and nine-tenths (2.9) perches to a planted stone, at the end of the fourth line of four (4) acres, three (3) rods and sixteen (16) square perches of land described in a deed from Charles E. Duvall to Elisha C. Swomley dated August 24th, 1909, and recorded in Liber S.T.H. No. 287, folio 433, one of the Land Records of Frederick County, and running thence with the outlines of said tract of land reversed and so as to include said four (4) acres, three (3) rods and sixteen (16) square perches of land within the lines of the land conveyed by this deed, allowing for variation and correcting same (3) south sixty-five degrees west, seventy-three (73) perches to a planted stone, (4) south one and three-fourths degrees west, thirteen and two-tenths (13.2) perches to a planted stone; thence with the outlines of five-eighths (5/8) of an acre of land conveyed to Elisha Swomley aforesaid, (5) south seventy-four and three-fourths degrees west, forty-three and three-tenths (43.3) perches into the public road to the beginning of five (5) acres, two (2) rods and seventeen (17) square perches of land described in a deed from Elisha Swomley to Edgar N. Swomley, dated October 4th, 1910, and recorded in Liber H.W.B. No. 292 folio 553, one of the Land Records of Frederick County, and running thence with the outlines thereof, allowing for variation and correcting same, and with the public road two courses and distances (6) north thirty and one-half degrees west, twenty-eight and five-tenths (28.5) perches, (7) north eighteen degrees west, thirty-five (35) perches (8) south sixty-six and one-half degrees west nineteen (19) perches to a poplar tree (9) perches south thirty-five and one-half degrees east, thirteen and eighty-five one-hundredths (13) perches, (10) south thirty-three and three-fourths degrees west, five and two-tenths (5.2) perches to a walnut tree, (11) south forty-eight and three fourths degrees east, six and nine-tenths (6.9) perches (12) south twenty-three degrees east, three and seventy-five one-hundredths (3.75) perches, (13) south nine degrees east, ten and seventy-five one-hundredths (10.75) perches (14) south twenty-five and one-fourth degrees east, three and one-tenth (3.1) perches (15) perches south eighteen and one-fourth degrees east, fifteen and seventy-five one-hundredths (15.75) perches (16) south eleven and one-fourth degrees east, ten and seventy-five one-hundredths (10.75) perches; now leaving the outlines of the aforesaid tract of land and running thence with the outlines of two seven and one-half (7½) acre parcel of land in succession,