

nual sum and the privileges above-mentioned, and the said William Ringgold the interest above-mentioned after the death of his wife, it is understood, and I hereby agree to pay to the children of the said Mary Ringgold at the times specified for their receiving the principal of the purchase-money, interest on the same from the 1st day of January last, and to forfeit such portion of said purchase-money as I should be entitled to in right of my wife. Witness my hand and seal this 2d day of February, in the year 1832."

On the same day the said William and Mary executed a deed marked Exhibit A, conveying the said land to the said Hobbs absolutely, in consideration, as expressed on the face of the deed, of \$3,000 to them in hand paid by the grantee. Hobbs subsequently, on the 16th of December, 1837, mortgaged this land to the defendant, Valentine Bryan, to secure the latter as his security upon a note for \$1,607, and an additional indebtedness of \$653 48, due from the mortgagor to said Bryan. Afterwards, on the 14th of September, 1844, the said Bryan became the purchaser of this land at a sheriff's sale under a *fieri facias*, upon a judgment recovered against said Hobbs in Queen Anne's County Court, in favor of one H. C. Keys, and others.

After the death of the said William Ringgold, to wit, on the 30th of June, 1845, the complainant, his said wife, filed her bill in this case, in which, after stating the above facts, she charges that Hobbs has neglected and refused to pay the annual sum to her mentioned in said agreement, and that the same remains in arrear and unpaid for two years, amounting to the sum of \$406 08, that he has become embarrassed, and has no means of paying the same, except by a sale of said land. That Bryan had full knowledge and notice of her claim and that of her children before the date of his mortgage, and at the time she and her husband executed the deed above-mentioned, he (Bryan) well knew the terms and conditions upon which it was made, he having in fact fixed the value of the land, and the sum of money which Hobbs was to pay for the same, and well knew how and to whom the purchase-money