

31) The end of the Northernmost line of Dearing's, increase running thence East  
fifty two perches until it cross the Road leading from the mine Bank to the  
River then South fifteen Degrees West thirty two perches then South five Degrees  
West sixty two perches to the Water below the Landing then North eighty Degrees  
West thirty one perches then West thirteen perches then West five Degrees South twenty  
Two perches then West twelve Degrees South sixteen perches then North fifty five  
Degrees West seven perches then North twenty Degrees East seven perches  
then East three Degrees North eight perches to a bounded Road Oak and from  
thence to the beginning & also all the Right Title Interest Claim & Demand  
of him the said William Hammond to the Tract or parcel of Land called Mill's  
Chauce or any part thereof by virtue of any Grant or Survey of Dearing's  
Increase, Healeth, brother Inheritance, Hammond's purchase or by any  
other way or means whatsoever together with full Licence Leave & Liberty  
to raise carry Water & Water courses to such place or places as the said  
Benjamin Fasher his heirs or assigns shall think or deem most proper &  
convenient & to build & erect any House or Houses or other Building fit &  
necessary for the Accommodation of persons now employed or to be employed in  
getting the said Ore Mine Metall Mineral or Minerals raising & carrying the  
same away & for stabling for Horses or draft beasts to be employed for that  
purpose on the Lands of the said William Hammond without  
Incomoding the Dwelling house or plantation of him the said William Hammond  
To have & to hold all the singular the premises to the said Benjamin Fasher  
his heirs & assigns for ever, One fifth part thereof to the use of him the said  
Benjamin Fasher his heirs & assigns for ever one fifth part thereof to the  
use of Charles Carroll his heirs & assigns for ever One fifth part thereof to the  
use of Charles Carroll Esq. a Minor Son of Daniel Carroll late of Duddington  
Manor Deceased One fifth part to the use of Doctor Charles Carroll his heirs  
& assigns for ever & the other fifth part to the use of Daniel Dulany  
Esq. his heirs & assigns for ever & to no other use Intent or  
purpose whatsoever & the said William Hammond for himself & his  
heirs doth covenant & agreed to & with the said Benjamin Fasher his  
heirs & assigns that he & they shall & may peaceably have had  
& possess & enjoy for ever hereafter all that part of the said Tract of Land  
called Dearing's Increase herein before mentioned with the Appurtenances  
& all the Ore Mines Minerals & Hops in the remaining part of  
Dearing's Increase without any let Hindrance or Disturbance  
(and)