

+ said two tracts of land called Michaels Ferry and White Guard Spring & Promises of land belonging to the said two tracts of land belonging

200

and being in the County of Frederick Beginning at three Bounded White Oak Trees standing on the East side of Kanes Branch being a Draught of little Pipe Creek and running thence North fifty four Degrees West fourteen Perches then North fifty six Degrees East forty seven Perches then North thirteen Degrees East thirty six Perches then North eighty one Degrees East fifty Perches then South forty five Degrees East One hundred and four Perches then by a straight line to the beginning Trees containing and now laid out for fifty acres of Land more or less according to the Certificate of Survey returned into his Lordships Land Office together with all Houses and Improvements thereon or thereto belonging to the only proper Use and behoof of him the said John Rofs his Heirs and Assigns for ever, and also all that other Tract or Parcel of Land called White Gravel Spring lying in Frederick County aforesaid and beginning at three Bounded White Oak Trees standing near a Branch called Kanes Branch descending South Westerly into little Pipe Creek and running thence South fifty five Degrees East eighty four Perches then South fifty nine Degrees East One hundred and forty five Perches then North eighteen Degrees East One hundred and eighteen Perches then North fifty six Degrees West eighty four Perches then North eight Degrees West fifty two Perches then North eighty Degrees West thirty five Perches then South twenty three Degrees West forty seven Perches then North seventy Degrees West forty four Perches then North twenty four Degrees East forty four Perches then North forty six Degrees West twenty five Perches then South thirty two Degrees West One hundred and fifty one Perches then with a straight line to the beginning Trees. Containing and now laid out for One hundred and ninety acres of Land more or less together with all Houses and Improvements thereon or thereto belonging to the only proper Use and behoof of him the said John Rofs his Heirs and Assigns forever, and he the said Valentine Mire doth for himself his Heirs Executors and Administrators Covenant Promise Grant and Agree to and with the said John Rofs his Heirs and Assigns the Lands and Promises aforesaid against them the said Valentine Mire and his Heirs and from and against all and every other Person or Persons whatsoever shall and will Warrant and for ever hereafter defend by these Presents Provided Nevertheless and it is the true Intent and meaning of this Deed and of every Clause and Article therein contained that if the said Valentine Mire his Heirs Exors Adms or Assigns shall pay and satisfy unto the said John Rofs his Exors Adms or Assigns the Sum of forty Pounds Current Money on or before the twenty sixth Day of May One Thousand Seven hundred fifty and three with the legal Interest thereon then this Deed and every Clause and Article therein contained to be Null and Void But in case of failure of the Payment of the said Sum of forty Pounds with the legal Interest thereon at the time aforesaid then this Deed to be in full force and virtue in Law and the said Valentine Mire doth for himself his Heirs Exors and Adms Covenant Promise Grant and Agree to and with the said John Rofs his Exors Adms and Assigns to pay the said Sum of forty Pounds and the Interest aforesaid at the time and in the manner aforesaid In Testimony whereof the Parties to these Presents have Interchangeably set their hands and Affixed their Seals to these Presents the day and Year first above Written

sealed and Delivered
 In Presence of James Keith

Valentin Mire Seal

8/2

8/2

(On)