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This Indenture made the tenth day of June in the Second Year of the Reigne of our Soveraigne Lord and Lady William and Mary by the Grace of God of England Scotland ffrance & Ireland King and Queen Defenders of the faith &c And in the Year of our Lord One thousand Six hundred and Ninety Between William Smoot of Charles County in the Province of Maryland planter of the one part and Philip Lynes of St Marys County in the Province aforesd Merchant of the other part Witnesseth that the said William Smoot for and consideration of the full and just Sum of Five thousand pounds of good Sound Merchantable Leafe Tobbacco in Cask to him in hand paid before the Sealing and Delivery of these presents by the said Philip Lynes the Receipt whereof the said Wm Smoot doth thereby acknowledge and himself therewith fully Satisfyed & contented and paid & thereof and therefrom and of every part and parcell thereof doth fully clearly and absolutely Exonerat acquit and discharge the said Philip Lynes his heirs Exrs and Admrs and every of them by these presents And allso for divers other good causes and Consideration him hereunto more Especially Moving hath given granted alined Bargained Sold Enffeofed and Confirmed And by these presents doth fully clearly and absolutely give grant alien Bargain Sell Enffeofe and Confirme unto him the said Philip Lynes his heirs Exrs Admrs and Assigns all that Tract of Land lying on the West Side of Choptico Bay on the North side of Patapsco River Beginning on the East side of a Creek in the said Bay Eleven perches to a Branch thence South by East from the said Branch for the Length of two hundred & thirty perches Bounding on the South with a Line drawn East from the End of the former Line into the said Bay on the East with a Line North North East from the End of the East Line for the Length of fifty perches and with a Line drawn North from the End of the North North East Line for the Length of two hundred and fifty perches on the North with a Line Drawn West from the End of the North Line untill it intersects a parallell drawn from the Head of said Roade Creek on the West with the said Creek & River containing and laid out for one thousand and one hundred Acres more or less Together with all and Singular its Rights Members Jurisdictions Ways Easments profits commodityes Hereditaments and appurtenances whatsoever to the said Tract of Land and premises or to any part or parcell thereof belonging or in any wise appertaining And all for all the Estate Right Title Interest Use propriety possession claime or Demand whatsoever of him the said Wm Smoot of in and to the same and all Deeds Writings Evidences Patents Escripts and Mimuments whatsoever touching or concerning the said Tract of Land or any part or parcell thereof To have and To hold the said Tract of Land and all and Singular the premises hereby granted Bargained Sold with their and every of their Rights Members and appurtenances unto him the said Philip Lynes his heirs and Assigns to the only proper Use and behoofe of him the said Philip Lynes his heirs and Assigns for ever And the said Wm Smoot for himself his heirs Exrs and Admrs doth covenant promise grant & Agree to and with the said Philip Lynes his heirs and Assigns that he the said Wm Smoot at the time of the Ensealing and Delivery of those presents is the true Sole and proper Owner of the said Tract of Land and hath full power good Right and Lawfull Authority to Grant Bargain Sell & Convey the same and all and Singular the before Granted premises with their and every of their Rights members and appurtenances unto him the said Philip Lynes his heirs and Assigns and that the premises now and and for ever hereafter shall be and Continue free and clear of and from all Manner of former and other gifts grants Bargains Sales Leases Morgages Joyntures Dowers Titles of Dower Recognizances Extents Judgments Executions Liens Entailes Rents and Arrearages of Rents forfeitures fines and of and from all and Singular other Titles troubles Charges Incumbrances & demands whatsoever had made Committed Suffered Omitted and done by the said Wm Smoot his heirs or Assigns or any of them the Rents and Services which from hence forth shall grow due and payable