

of twenty thousand pounds of Tobacco to them the Said Underwood
 and Mary his wife or one of them in hand paid all and before the
 Enfealing hereof by the Said Peter Joy the Receipt whereof they
 the Said Thomas Underwood and Mary his Wife doth hereby acknow-
 ledge Accordingly and thereof and of Every Part thereof doth clearly
 and Absolutely Grant Sell Alien Enfeoff and Confirm unto the
 Said Peter Joy and his heirs all that Tract or parcel of Land Called
 Sebergham lying in Talbot County upon the north side of the North
 East branch of Great Choptank River beginning at a hickory
 markes with twelve notches viz. three one Each Quarter the
 lowest Notches one two opposite Quarter Standing one ^{Equal} height
 with the highest notches and the two other Quarters which hickory
 Standing under the branch of the River a little below the uppermost
 vallies and fresh run over which the Road to Delaway Bay passes
 before it crosses the River and from that hickory it runs north
 west over the Said Road by an hickory and their mark with
 three ^{notches} for three hundred and twenty perches and from the End of
 that Northwest line it runs north East four hundred perches &
 Intersect a line drawn north west three hundred and twenty
 perches from a small red oak mark ^{about} standing by a
 branch about halfe a mile the head of Delaway Road and from
 the Said Oak Running down the River to the Said hickory be it
 more or less Together with all and Every Easements profits
 Commodities Emoluments and appurtenances whatsoever to the
 land belonging to have and to hold the same and Every
 part and parcel thereof unto the Said Peter Joy his heirs and
 Assignes forever to the only proper use and behoofe of him the
 Said Peter Joy his heirs and Assignes forever and to no other use
 intent or purpose whatsoever and the Said Thomas Underwood and
 Mary his wife them or their heirs Ex^{ors} Administrators doth Covenant
 promise grant and agree to and with the Said Peter Joy his heirs
 Executor Adm^{ors} & Assignes that he the Said Tho. Underwood and
 Mary his wife all the time of the Enfealing & Delivery of these
 presents of the Said land promises and of Every part & parcel
 thereof