to the first Tree Containing and laid out for One Hundred Acres of Land more or less; Also another Tract or parcel of Land Wattsons Forrest Containing by Patent One hundred Sixty Six Acres beginning at a bounded Red Oak standing on a Hill in the second line of a Tract of Land called Poplar Hills running thence South and by West One hundred and Sixteen Perches, then West One hundred and four Perches, then North twenty two and a half degrees West One hundred and Ninety six Perches then North Eighty two degrees East thirty Seven Perches, then East and by South One hundred and Seventy six Perches, then with a Streight line to the first bounded Tree containing and now laid out for One hundred and sixty Six acres of Land more or less according to the Certificate of Survey thereof taken out, and Returned into the Land Office, bearing date the thirteenth day of Feb.ry seventeen hundred and twenty eight, together with all and singular the dwelling Houses out houses Orchards Tobacco Houses, and all other improvements Conveniences and advantages thereon or thereto belonging or in any manner of way appertaining To have and to hold the Lands and Premisses af.s with the appurte=nances unto him the said James Rufsell his Heirs or Assigns for ever to the only proper use and behoof of him the said James Rufsell his Heirs and Assigns and to no use Intent or purpose whatsoever, And the said James Watson for himself his Heirs Executors and Adm.rs doth Covenant Promise Grant and Agree to and with the said James Rufsell his Heirs & Assigns, that he the said James Watson and his Heirs the Lands and Premisses af.s with the Appurtenances unto the said James Rufsell his Heirs and Assigns forever against him the said James Watson and his Heirs and against all and every other Person or Persons whatsoever shall and will warrant and for ever defend by these Presents Provided Always and upon this Condition following Viz. That if the said James Watson his Heirs Executors or Adm.rs do and shall well and truly pay or cause to be paid unto the said James Rufsell or his certain Attorney Executors Adm.rs or Assigns the full and Just Sum of four Thousand Pounds of Crop Tobacco in four hogsheads by the tenth day of November next fifty Pounds Sterling by the last day of May seventeen hundred fifty one, Forty seven Pounds Seven Shillings & Six pence Sterling and fifty five Pounds fourteen Shillings and one penny Current money, at or before the last day of May seventeen hundred fifty two with legal Interest on each of the Sums from the date hereof Then this Indenture to be Void and of no effect, But if Default had or made in payment of the said Sums of four thousand Pounds of Tobacco, Namely Seven Pounds Seven Shillings and Six pence Sterling and fifty five Pounds fourteen Shillings one penny Curr.t money with the legal Interest as af.s that then this present Indenture to stand in full force Power and Virtue in law, In witness where of the said James Watson to this Present Indenture hath set his hand and affixed his seal the day and year first above written

James his IW mark Watson (Seal)

Signed sealed & Delivered
in presence of Andrew Symmer

On the back of the aforegoing Mortgage was thus Endorsed Viz.t
Feb.ry 24 1749/50 Then received from James Rufsell the Sums of Four thousand Pounds of Tobacco namely seven Pounds Seven Shillings & Six Pence Sterling & fifty five Pounds fourteen Shillings & one penny Curr.t Money being the Consideration Money within mentioned

James his IW mark Wattson

Test is Henry Schueman
F.s Waring

Maryland,