

This Indenture made this first day of September Anno Domini One
 thousand Seven hundred & Sixty one Between Ruth Jackson of Prince Georges
 County in the Province of Maryland of the One Part, and Philip Jackson of Baltimore
 County & Province aforesaid Planter of the other Part Witnesseth that the said Ruth
 Jackson for and in Consideration of the Sum of Two Shillings Current Money to her
 in Hand paid by the aforesaid Philip Jackson the Receipt whereof she doth hereby
 acknowledge and that she is fully satisfied Contented & paid and thereof and
 every Part thereof, doth fully, clearly, and absolutely acquit the said Philip Jackson
 his Heirs and Assigns. Hath given granted Alienated bargained Sold
 Infeoffed Confirmed and made over unto the said Philip Jackson his Heirs or
 Assigns for ever All that Tract or Parcel of Land called Jacksons Improvement
 being part of a Tract of Land called the Friendship enlarged lying and being
 in Frederick County and Province aforesaid Beginning at the beginning
 Tree of the Said Friendship enlarged and running thence South ten degrees
 East Seventy Six perches, then East and by South One hundred & thirty
 Perches, then North & by East Two hundred & Seven Perches, then West twenty
 Nine degrees North One hundred Perches, then South thirty one Degrees & a
 half West One hundred & eighty Two Perches to the first Tree containing and
 laid out for One hundred and Ninety four Acres of Land with all the Premises
 thereunto belonging or appertaining as Houses, Orchards, Gardens, fencing
 and all other Improvements whatsoever To have and to Hold the aforesaid
 one hundred & Ninety four Acres of Land with all the Advantages, rights,
 Profits & Improvements thereunto belonging or in any wise appertaining unto
 him the said Philip Jackson his Heirs or Assigns forever free & clear of all
 Incumbrance by or under her the said Ruth Jackson or any other Person
 whatsoever / the Rents and Services Growing due, only excepted / & she the
 said Ruth Jackson for herself covenants & agrees to & with the said Philip
 Jackson his Heirs & Assigns that at the Time of the Sealing & Delivery of this
 Present Instrument of Writing that she the said Ruth Jackson is now seized of
 and in the said Land and Premises and hath a Fee Simple therein and that
 the same is clear of any Contract, & from all or any other such Deed, or Deeds
 Conveyance or Conveyances, Mortgage or Mortgages whatsoever and further she the
 said Ruth Jackson for herself and her Heirs covenants to & with the said Philip
 Jackson his Heirs & Assigns that she the said Ruth & her Heirs shall & will at all
 Times hereafter make do execute and acknowledge any other or further Act or Acts
 (thing)