

that the said Covington Manufacturing Company in consideration of the pressures and of the sum of five dollars to them in hand paid by said Lemmon & Glenn have granted conveyed and sold and do hereby grant convey and sell to said Lemmon & Glenn their Executors administrators and assigns all the coal iron iron ores machinery fixtures and personal property of every sort or description at or belonging to their furnace and Rolling Mill on Locust Point and at the Rolling Mill at Avalon and all the wood coal iron Furnaces and Limestone at or preparing for the Patent Gages and all wood cut up on of their lands and received upon any of their accounts. To Have and To Hold the same to the said Lemmon & Glenn their Executors administrators and assigns forever. Provided always that if the said Covington Manufacturing Company do and shall demand pay to said Lemmon & Glenn all advances due to them made by them for said Covington Manufacturing Company as also all advances hereafter to be made except the sum of seven thousand dollars by said Lemmon & Glenn for them and also the said promissory notes of said Company now held by said Lemmon & Glenn which promissory notes amount to the sum of thirty one hundred and sixty two dollars then this Instrument to be void. And the said Covington Manufacturing Company further agree with said Lemmon & Glenn that said Covington Manufacturing Company will also when required as further security for present and future advances made and to be made them by said Lemmon & Glenn execute and deliver from time to time on request of said Lemmon & Glenn further security and securities pledging all the personal property they may hereafter acquire as security for such advances made to be made. And the said Covington Manufacturing Company hereby constitute Andrew Elliott their lawful attorney for them and in their name to acknowledge this deed of mortgage and agreement. In witness whereof the said Covington Manufacturing Company have hereunto affixed their Corporate seal and the President of said Company hath hereunto set his hand this twenty seventh day of February 1849.

Signed sealed and delivered
in the presence of W. E. Cole

And Elliott Pres (seal)

At the foot of the foregoing was thus written to wit
On this twenty seventh day of February 1849 before the Subscribed a Justice of the peace for Baltimore County personally appeared Andrew Elliott well known to me to be the party named in the foregoing letter of Attorney and did as Attorney for the Covington Manufacturing Company to execute this deed and acknowledges the said Instrument to be the act and deed of said Covington Manufacturing Company for the intents and purposes therein