

and every Year, during the said Term, unto the said *T. W.* his Heirs or Assigns, the yearly Rent of one Pepper-corn at the Feast of *St. Michael* the Archangel, if it be lawfully demanded: *Provided always* and upon this Condition, that if the said *T. W.* his Heirs, Executors or Administrators, shall and do well and truly pay, or cause to be paid unto the said *R. L.* his Executors, Administrators or Assigns, the Sum of £——current Money of *Maryland*, on the —— next ensuing the Day of the Date hereof, without any Deduction or Abatement on any Account or Pretence whatsoever; *That then* this present Indenture, and every Matter, Clause and Thing herein contained shall cease, determine and be void, and of no Effect, to all Intents and Purposes whatsoever; any Thing therein contained to the contrary thereof in any ways notwithstanding. *And* the said *T. W.* for himself, his Heirs, Executors or Administrators, doth hereby covenant, promise, grant and agree, to and with the said *R. L.* his Executors, Administrators and Assigns, by these Presents, that he the said *T. W.* his Heirs, Executors or Administrators, shall and will, well and truly pay, or cause to be paid unto the said *R. L.* his Executors, Administrators or Assigns, the said Sum of £——at the Day and Time before mentioned for Payment thereof, according to the true Intent and Meaning of these Presents. (*Add Covenant to enter, and for peaceable Enjoyment, that Mortgagor is right Owner and lawfully seized, and hath Power to grant. Free from Incumbrances. For further Assurances. Vid. Tit. Covenants.*) *And lastly*, That he the said *T. W.* and his Heirs, from and after the said Breach, the said hereby granted Premises unto and upon the said *R. L.* his Executors, Administrators and Assigns, for and during the said Term, against him the said *T. W.* and his Heirs, and all and every other Person and Persons whatsoever, lawfully claiming or which shall or may at any Time or Times hereafter lawfully claim, from, by or under him, shall and will warrant and defend by these Presents. *In Witness, &c.*

Proviso of Redemption.

Covenant to pay the Mortgage Money.

Warranty.

N. B. A Bond is generally taken for paying the Money and for the Performance of Covenants.

See Title *Lease and Release*, for a Lease for a Year to precede a Release.

Release.

THIS Indenture made, &c between, &c. Witnesseth, &c. All, &c. To have and to hold, &c. (as in the Release, Title, Lease and Release, to the End of the Habendum and then add) *Provided always*, and it is hereby covenanted, concluded,

A Mortgage in Fee by Lease and Release.