give the best and highest Price therefore as fully and Effectually to all intents and Purposes as if the said Mary Philpot was herself in her own Right Seized of and in the like Estate in such Lands and other the Premises respectively as the said Brian Philpot was Seized of at the time of his Death as by the said Act Relation being thereto had may appear **and Whereas** the said Mary Philpot did set up and Expose to Public Sale Part of the Real Estate of the said Real Estate of the said Brian Philpot having first Complied with the Directions of the said Act at which Public Sale the said John Frizby was the highest Bidder for the Lots herein after mentioned **Now this Indenture Witnesseth** that the said Mary Philpot for and in Consideration of the Sum of Twelve Pounds Sterling being the Sum of Money by the said John Frizby so bid as aforesaid to her in hand, Paid **Hath** granted Bargained and sold and by these Presents **Doth** grant Bargain and sell unto the said John Frizby his Heirs and Assigns all that Lott Piece or Parcel of Ground Distinguished by the Number One Hundred & Ninety three lying in and being Part of the Ground so Laid out by the said Brian Philpot in his Life time and Adjoining to Baltimore Town together with all ways Waters Water Courses Easements Passages and Advantages Whatsoever to the said Lots of Land or either of them belonging or in any wise appertaining and the Reversion and Reversions Remainder and Remainders Rents Issues and Profits of the said Premises and all the Estate Right Title interest Use Trust Property Claim and Demand Whatsoever of the said Mary Philpot of in and to the said Premises To have and to hold the said

Lots of Land and Premises with the Appurtenances unto the said John Frizby his Heirs and Assigns to the only Proper use and Behoof of the said John Frizby his Heirs and Assigns ~~to the only Proper use and Behoof of the said John Frizby his Heirs and Assigns~~ for ever and to no other Use Intent or Purpose whatsoever and the said Mary Philpot for herself and her Heirs the said Lots of Land and Premises unto the said John Frizby and his Heirs against her the said Mary Philpot and her Heirs and all Persons Claiming or to claim by from or under the said Brian Philpot deceased shall and will Warrant and for ever Defend by these Presents In Witness whereof the said Mary Philpot hath hereunto set her hand and seal the Day and Year first above Written ..... Mary Philpot (seal)

Signed Sealed and Delivered in the Presence of us — James Kelso — John Day

Received the Day of the date of the above Written Indenture of and from the above named John Frisby the Sum of Twelve Pounds Sterling being the Consideration by him to be paid to me Mary Philpot

Test James Kelso

Be it Remembered that on the 21st. Day of September 1772 before us the Subscribers Two of his Lordships Justices of the Peace in and for the County of Baltimore came Mary Philpot Party to the above Indenture and did Acknowledge the same as her Act and Deed and the Lands and Premises therein Mentioned to be the