To all Christian People to whom these Presents shall come.
We Thomas Ascroft & Susannah Ashcroft send Greeting in our Lord God ever=lasting. Know ye, That we Thomas Ashcroft and Susannah Ashcroft for and in Consideration of the Love, good will and affection which we have and do bear towards our loving Son John Hopkins of Talbot County in the Province of Maryland Joyner, have given and granted and by these presents do freely, clearly and absolutely give and grant to the said John Hopkins, and His lawfull begotten Heirs; all the several parcells of Land hereafter mentiond, But in case the said John Hopkins shall die without lawfull Issue [illegible] we the said Thomas and Susannah Ash=croft for and in consideration of the Love good will and affection which we have do bear towards our Loving daughter Anne Sherwood wife of Thomas Sherwood of the Province and County aforesaid Planter, Do by these presents freely clearly and absolutely give and grant the parcells of Land hereafter mentiond to the said Anne Sherwood wife of Thomas Sherwood and Daughter of Wm Hopkins deceas'd and Susannah the now wife of Thomas Ashcroft aforesaid and to the Heirs lawfully begotten or to be begotten of her body for ever. That is to say, part of a Tract of Land Call'd the Beech, part of a Tract call'd Elliotts Lott, ~~and~~ part of a Tract called Elliott's Folley, and part of a Tract called Harley. Beginning at a marked Pine at the Head of a Branch that leads out of Deepwater Creek stand=ing on the north side of the Deep run, and runing west till it meets with the Second Line of Elliott's Folley, then running the several Courses mentiond in the Patent till it meets with the deep branch that [illegible] called Tinker [illegible]
and with the branch to the Creek and to the first mentiond Pine, Viz: all the