one half degrees West, six perches; thence South sixty-three degrees West, six perches; thence South twenty seven degrees West, twenty-five perches; thence South seventy eight degrees West, twelve and one half perches; thence North, thirteen degrees West, forty-six and one half perches; thence South, fifty seven and one half degrees West, six and three tenths perches to a stone marked "2"; thence North twenty six and one half degrees West, thirty-four perches to stone "C"; thence North twenty-one and one half degrees West, fifty-three perches to a stone; thence North forty-four and one fourth degrees East two hundred and twenty perches to a stone; thence South, forty three degrees East thirty perches; thence South fifty-five degrees East, twenty perches; thence South fifty-three degrees East, ten perches; thence South fifty-nine degrees East, sixteen perches; thence South thirty-four degrees East, twenty perches to a stone marked "2"; thence South, forty three and one half degrees East, one hundred and eight-tenths perches to a stone at corner of Reed and Bowen land; thence South, forty-four degrees, East, five and nine-tenths perches; thence South, forty two and one fourth degrees West, twenty-seven and one half perches; thence South, ten and one half degrees East, thirty-one perches; thence South, forty-two degrees West, Eleven perches; thence South forty one degrees East, twenty one perches; thence South, seventy-one degrees West, eighty-eight perches and thence South, eighty six degrees West, twenty-nine perches to the place of Beginning, containing three hundred acres of land, more or less.

Together *with the buildings and improvements thereupon, and the rights, roads, ways, waters, privileges, appurtenances and advantages, thereto belonging, or in any wise appertaining.* It being the same tract conveyed Edward B. Emory by John E. Ashby and Sarah A. Ashby, his wife, by deed bearing date the twenty-sixth day of October eighteen hundred and eighty-one and recorded in Liber J. W. No 12, one of the Land Record Books of Queen Anne's County.

Provided, *that if the said* Edwards B. Emory his *heirs, executors, administrators or assigns, shall* pay, or cause to be paid unto the said Sarah A. Ashby, her heirs, representatives, or assigns, the aforesaid principal sum of three thousand eight hundred and fifty-five dollars, together with the legal interest thereon at the times and in the manner hereinbefore provided for the payment of the same

and shall perform all the covenants herein on his, *or their part to be performed, then this Mortgage shall be void.*