sum of six pounds twelve shillings and six pence Current Money or any part
thereof shall be behind and unpaid for the space of one whole year after the
same shall become due, then it shall and may be lawful to and for the said
Amon Price his heirs and assigns into the said demised premises or any part
thereof in the name of the whole to enter and the same to have again retain re-
possess and enjoy as in his and their former Estate and the said his Executors
administrators and assigns, and all and every Tenant and Occupier of the said
premises thereout to expel put out and amove, and after such entry made this
present Lease and every Article clause and thing herein contained to be done
and performed on the part of the Lessor his heirs and assigns shall be utterly
null and void to all Intents and purposes whatsoever — And the aforesaid Amon
Price for himself his heirs and assigns doth hereby Covenant and agree to
and with the said John Mummy his Executors administrators and assigns that
he the said Amon Price his heirs and assigns shall and will at any time during
the Continuance of the term hereby demised, at the Cost and Charge of him the
said John Mummy his Executors Administrators and assigns and on payment
of all Arrearages of rent then Incurred and also on payment of the sum of five
pounds Current Money as a fine therefor make and Execute on reasonable notice
one other Lease of the aforesaid premises to the aforesaid John Mummy his Executors
administrators or assigns for the further term of ninety nine years to commence
from the Expiration of this present Term, at and under the same yearly rent
and Containing the like Covenants and agreements as are herein Contained so
that the same may be renewed and renewable forever In Witness whereof
the parties have hereunto set their hands and seals the day and year above written
Signed Sealed and Delivered in the presence of Martico Merryman } Amon Price (Seal) John Mummy (Seal)
Balt County So. Jany thirteth 1796 then Came before us two of the Justices
of the peace for Baltimore County the within mentioned Amon Price and John
Mummy and acknowledged the within writing to be their act and Deed
according to the true Intent and meaning thereof. and at the same time also
came Nancy the wife of the said Amon Price and being by us privately
Examined apart from and out of the hearing of her said husband did relin-
quish and release all her right of Dower in and to the within mentioned
premises unto the said John Mummy his Executors administrators and assigns
and acknowledged that she did the same freely and voluntarily not being
Induced thereto by fear or threats of ill usage from her said husband or
through fear of his displeasure Corn Howard - Ridgely
received to be recorded the 12th day of march 1796 same day recorded
and Examined Wm Gibson Clk

William Phillips To Ed. James Phillips Deed } This Indenture made this twelfth day of march
in the year Seventeen hundred and ninety six between
William Phillips of Ann Arundel County in the state of
maryland of the one part and James Phillips of Baltimore County and State aforesaid
of the other part Whereas John Hawkins by his Indenture of bargain and sale
bearing date the Twenty third day of July in the year seventeen hundred and Eighty
one for the Consideration therein mentioned did give grant bargain and sell unto
William Phillips and his heirs the father of the said William Phillips and James
all that part of a tract or parcel of Land Situate lying and being in Baltimore
County aforesaid, Called Peach Brandy Forest Beginning for the said part
at the end of Eighty five perches in the south seventy six and a half degrees
west line of the said Land and running with the said line South seventy six
and a half degrees West thirty five perches to the end of the said line, then South
six degrees west one hundred and ten perches, then North fifty five degrees West
one hundred and fifty three perches, Then North twenty two degrees East ninety five
perches across the Land to Intersect the twenty third line of the said Land, and
then running with the said line South sixty five degrees East forty two perches
to the end of said line then north thirty two degrees East twenty perches and
then to the place of beginning Supposed to be South fifty seven degrees East
one hundred and Eight perches Containing one hundred acres of Land more or
Less as by the said deed duly Executed, acknowledged and recorded among the
Land records of Baltimore County Court in Liber WG No. G. folio 435 &c
And whereas the said William Phillips late of Baltimore County deceased the
father of the said William and James Phillips was in his life time and at the
time of his death Seized in fee simple of all that the said part of a tract or
parcel of Land called Peach Brandy Forest, and herein before particularly
described, and being so seized by his last Will and Testament in writing
bearing date the thirteenth day of January in the year Seventeen hundred
and Eighty Eight after Certain devises therein mentioned did give and bequeath
the said part of a tract of Land called Peach Brandy Forest Containing
one hundred acres of Land to be Equally divided between his two beloved sons
the said James Philips and William Phillips, as by the said Will reference
being thereto had will more fully appear, and Whereas the said William
Phillips hath for a Valuable Consideration bargained and sold all his Sole
right Title and Interest of in and to the said part of a tract of Land unto
the said James Phillips his heirs and assigns. Now This Indenture
Witnesseth that the said William Phillips for and in Consideration