to a Crab tree of the said land thence bounding with y said land with a line drawne west One hundred & twenty perches to a bound tree of the said land on y north side bounding with the said land to y bound white Oake of the land of the said Mr Thornbury and thence bounding with the said Thornburys land to the first bounded tree containing & well laid out for one hundred Acres of land & ye more or less together with All rights profitt and benefitts thereunto belonging Royalle Mines Redeemes as also timber & their woods Underwoods Rents waies passages Commons Condits hereditaments & appurtenances whatsoever to y said in any wise belonging & also and singular the hereby granted premises or which yd Accepted reputed taken demised held occupied or enjoyed as part parcell or member thereof or any parcell thereof & the reversion or reversions remainder & remainders rents Issues and profitts whatsoever of the & singular y aforementioned to be hereby bargained premises with y appurtenances & every part and parcell thereof together also with All Deeds writings evidences & muniments whatsoever touching the said premises or any part or parcell thereof and also all y estate and estates right title interest and possession property inheritance and claime & demands whatsoever of him y said Francis Holland in and to y above mentioned & hereby granted premises with the appurtenances every part & parcell thereof to have & to hold y said One hundred Acres of land with all & singular the aforementioned premises or mentioned to be hereby mentioned bargained & sold with their every of their appurtenances every part & parcell thereof ~~[illegible]~~ unto him y said Robert Gower his heirs & assigns for ever to and for the only proper use and behoofe of the said Robert Gower his heirs & assigns for ever And the said Francis Holland for himself his heirs Ex & Adm & for every of them doth hereby Covenant promise & Grant to & with y said Robert Gower his heirs & assigns & to and with every of them by these presents in Manner & Manners & forms following that he the said Francis Holland his heirs Ex and Adm all & singular the aforementioned bargained & sold premises with y appurtenances every part & parcell thereof unto him y said Robert Gower his heirs & assigns & to and for his & their own proper use & behoof as aforesaid from and against him y said Francis Holland, his heirs Ex, Adm, & assigns & against all & every other person and persons whatsoever lawfully claiming by from & under him y said Francis Holland his heirs Ex Adm & assigns shall & will warrant & for ever defend by these presents And also the said Francis Holland for himself his heirs Ex and Adm doth covenant promise & Grant to and with the said Robert Gower his heirs & assigns by these presents that he the said Francis Holland the day of y date hereof and at the ensealing & delivery of these presents is & was

standeth And so untill the first execution of the estate of and in all & singular the premises unto the said Robert Gower & his heirs according to this Indenture & meaning thereof shall stand & be lawfully & rightfully seized of & in all & singular the aforementioned & hereby granted premises & the appurtenances & every part and parcell of them of a good sure lawfull perfect absolute & indefeasable estate of inheritance in fee simple to the sole use of him y said Francis Holland & his heirs without any manner of condition uses trusts mortgage limitation of use or trust or other matter or thing to alter change defeat encumber make void & determine the said estate And that he y said Francis Holland now hath & so until the first execution of the estate of and in all & singular the said parcell of One hundred Acres of land & premises unto the said Robert Gower and his heirs as aforesaid shall continue in himself full power good perfect right true title and lawfull authority to grant bargaine sell enfeoff convey & assigne all & singular the aforementioned & hereby granted premises with their and every of their appurtenances every part of them unto the said Robert Gower his heirs & assigns for ever in manner & forme aforesaid according to this Indenture & meaning of these presents & that he the said Robert Gower his heirs & assigns shall & may from henceforth & all & every time hereafter for ever lawfully peacably & quietly have hold occupy & enjoy the said tract & parcell of One hundred Acres of land & all & singular the aforementioned to be hereby granted premises or hereby given granted bargained & sold with their and every of their appurtenances every part & parcell of them And also have power take & enjoy to & for his own proper use & behoofe all & every such rents Issues & profitts which from henceforth shall become growe due & payable out of for or in respect of the said premises or any part of them according to y said meaning hereof without any manner of lett suit trouble eviction interruption or hindrance whatsoever by the said Francis Holland his heirs Executors Adm & assigns or of & by any other person and persons whatsoever And that free & clear & freely & clearly acquitted exonerated discharged saved harmless & kept indemnified of and from all & every other former & past gifts grants bargains sales leases dowers