Main Road & Runs South Twenty six Degrees East Twenty two perches then South fifty Eight Degrees
West forty perches Then South Eighty Degrees West Sixteen perches then North Twelve Degrees West
Twenty Perches, then North fifty one Degrees East Thirty four Perches, then North Ten Degrees East fourteen
Perches, then North fifty one Degrees East twenty six perches then South Thirty two Degrees East twenty Perches
thence by a Streight Line to the Locust post first mentioned Containing Eleven Acres and thirty Perches
and also all that parcel of Land being another part of the said Tract called Hanover which said other Part begins
at a Locust post Standing near Patapsco River, and between it and deep Runn, and Runs South Twenty
two Degrees East Seventeen Perches and a half, then South Sixty Eight Degrees West fourty four Perches, then
North twenty two Degrees West Seventeen Perches and a half then North Sixty eight Degrees east forty four
Perches to the Locust post last mentioned Containing four Acres and one hundred and Thirty perches, Containing and
laid out for Sixteen Acres of Land Together with all and Singular the Buildings Orchards fencings and other
Improvements on the same and also Liberty and Liuence to take and have on any part of the said Land called
Hanover, House Boot, Fire Boot, and fence Boot, to and for the Dwelling House and Offices and fencing on
the Demised Premises for and during the Space and Term and Continuance of the Term hereinafter mentioned
To have and to hold unto him the said William Mattingly his Executors Admr and Assigns from the
Day of the date hereof for and during the Space and Term of the Natural life of him the said William
Mattingley Elizabeth Mattingley his present Wife and Ann Wallace Daughter of William Wallace of Capt.
Johns Runn on Potomack in Prince Georges County them or either of them or the longer liver of them
Yeilding and paying yearly and every year the Chief Rents to the Lord Proprietary of the Province of
Maryland for the same as also to him the said Charles Carroll his heirs or Assigns on the said Land on the
twenty fifth day of March yearly one Ear of Indian Corn if Demanded *Provided* always that in Case
he the said William Mattingley shall not pay and Discharge the said sum of ninety six pounds Seventeen
Shillings and four pence Sterling unto the said Charles Carroll his Executors Administrators or Assigns
at or upon or before the said Twenty ninth day of September which Shall be in the year of our Lord God One
Thousand Seven hundred forty and six as also he the said Thomas Johnson Shall not have paid unto him
the said Charles Carroll the sum of one hundred and Ten pounds Current money of Maryland with the Legal
Interest thereof also before the said Twenty ninth Day of September which be in the said years of our Lord God
One Thousand Seven hundred forty Six that then and in such Case it Shall and may be Lawfull to and for
him the said Charles Carroll his heirs and Assigns into the said Demised premises and every part and
parcel thereof into any part or Parcel thereof in the name of the whole again to Reenter and the same to have hold
Possess and Enjoy as his and their Estate any thing herein to the Contrary notwithstanding *Provided*
also that it Shall and may be Lawfull to and for him the said Charles his heirs and Assigns at any time within
the Space and Term of this Lease and at all times hereafter to Raise Digg and Carry away any Iron Ear or mine
or Stone in or upon the said Demised Premises or any Part or Parcel thereof And the said William Mattingley doth Covenant
and agree to and with him the said Charles that it Shall not be Lawfull to or for him the said William or his Exr
Admr or Assigns to Raise Digg or Carry away any of the said Iron Ear Stone or Mine neither to commit or
suffer to be committed any waste on the said Demised Premises doth or Shall Spoil the Locks on the said Land
on Patapsco River Reserved or Sold by him the said Charles in his agreement with the said Thomas Johnson
(and)

And Lastly the said Parties to these Presents, to wit the said William Mattingley and the said Charles Carroll
Do Covenant grant and agree that he the said Charles Shall only Warrent and Defend to him the said William
his Exr Admr and Assigns the afs. Demised Premises with the Provisoes and Covenants herein
before Expressed only against him the said Charles Carroll his heirs or Assigns or any other claiming from by or under
him or them Claiming, But he the said Thomas Johnson for him his heirs Exrs and Admrs doth
Covenant and agree to and with the said William Mattingley That he the said William &c &c &c his Exrs
Administrators and Assigns Shall and may peaceably have hold and Enjoy the said Demised Premises
(Except as before Excepted & Provided) as well against him the said Thomas and any of his from or under
him Claiming as against all manner of Persons and Claims whatsoever for and during the Space and Term of the
said Lives aforesaid or the longer liver of them *In Witness* whereof and the foregoing premises the said parties
to these presents have Interchangeably set their hands and Seals the Day and year first above Written

Sealed & Delivered
In presence of
Saw: Maynard
Cher Coxall

C. Carroll (Seal)
Tho. Johnson (Seal)

at the foot of the aforegoing Indenture was this Endorsed &c

Maryland ss. March 12th 1742, Then came before me one of his Lordships Justices of the
Provincial Court Charles Carroll Party to the within Lease and Acknowledged the same according to Law
Recorded March the 12th 1742

Robt Lyon Gordon

Maryland ss. Know all men by these Presents That I William Matthews of Annarundel
County and Province aforesd Planter for and in consideration of the sum of five Thousand pounds of Tobacco upon my
account paid unto Mr John Darnall certain attorney of aforesaid Province and County in hand paid by Mr
William Reynolds of Annapolis Merchant at and before the Ensealing and Delivery of these Presents Wherewith
I confess my self to be fully Satisfied contented and paid Have Bargained, and Sold, and by these Presents
do fully clearly and Absolutely Bargain and Sell unto the said William Reynolds in plain and Open Market
a Negro Boy called by the name of Jemmy and as also six Cows and Calves and also a Stone Horse by name Dick
which said Horse was formerly Doctor Watkins To have (and have) and to hold the said Negro Boy Cows and Calves
and Stallion to the said William Reynolds his Exrs Admrs and Assigns, to his and their own proper uses and behoof
for Ever, And I the said William Matthews my Heirs Exrs Administrators and every of us the said Negro Boy,
Cows and Calves, and Stallion to the said William Reynolds his Executors and Admrs against all people Shall and will
Warrant and Defend And by these Presents warrant and defend for ever Provided always That if I said William
Matthews my Heirs Executors Admrs or Assigns or any of us Do well and truly pay unto said William Reynolds of
Annapolis the said sum of five Thousand pounds of Tobacco in Save harmless and keep Indemnified the said William
Reynolds from the said John Darnall certain attorney, or to al, or before the Tenth Day of May Next Ensuing the
Date hereof from the said sum of five Thousand pounds of Tobacco, without fraud Coven or further Delay That
then this present Bill or Bargain of Sale of the above said, Shall be utterly Void and of none Effect, Otherwise
to Stand remain and be in full force Power and Virtue in Law As Witness my hand and Seal this Eight
(Day)