and running thence South seventy eight Degrees West Sixty Perches thence South two
hundred sixty six Perches, thence North sixty four Degrees, East two hundred & sixteen
Perches, thence South fifty seven Degrees East One hundred Eighty seven Perches, thence
North seventy two Degrees East two hundred and ten Perches, thence North thirty three
Degrees West two hundred fifty five Perches, thence North sixty two Degrees West
One hundred twenty six Perches, then with a straight Line to the aforesd Bounded Trees
together with all Rights Profits Benefits and Priviledges thereunto belonging Royal
Mines Excepted, and the Reversion and Reversions Remainder and Remainders
Rents Issues and Profits of the said Premises hereby Granted Bargained and sold or
mentioned or intended so to be, with their and every of their Appurtenances, and all
the Estate Right Title Interest Use Trust Property Claim and demand whatsoever
of her the said Margarett Higginson of in or to out of the aforesd hereby Bargained Premises
or any part thereof. To have and to hold the aforesd Part Share or Parcel
of Land and Premises hereby Bargained and Sold or mentioned or intended so
to be with the Appurtenances unto him the said John Elder his Heirs & Assigns
to the only proper use and Behoof of the said John Elder his Heirs and Assigns
for ever to be holden of the Lord or Lords of the fee or fees of whom the said Premises
are holden by the Yearly Quit Rents Duties and Services of and for the same due
and of right accustomed And the said Margarett Higginson for herself and her
Heirs the aforesd Bargained premises with their Appurtenances unto the said John
Elder and his Heirs against her & the said Margarett Higginson and her
Heirs shall and will warrant and for ever defend by these Presents and the
said Margarett Higginson for herself her Heirs Exors and Admors doth by these
Presents Covenant Promise Grant and Agree to and with the said John Elder his
Heirs and Assigns in manner following that is to say that she the said Margarett
Higginson now is true and lawful Owner and Proprietor of the said hereby
Bargained Premises with the Appurtenances and standeth lawfully and rightfully
seized of and in the same of a good perfect absolute and indefeasable Estate of Inheritance
in fee simple to her and her Heirs without any manner of Condition or Limitation
of Use or Uses Trusts Decrees or other matter, cause or thing whatsoever whereby to
alter change charge or determine the same except what are in the afore recited Patent
or Grant Contained And she the aforesd Margarett Higginson at or until the perfecting
of these Presents hath in herself good Right full Power and lawful Authority to
Grant Bargain Sell Assure Release and Confirm the said hereby Bargained Premises
with their Appurtenances unto him the said John Elder his Heirs and Assigns
in manner aforesd In Witness whereof the said Parties to these Presents have
hereunto Interchangeably set their Hands and seals the day and Year first
above Written

Margarett Higginson (Seal)

The within Indenture was sealed
and delivered by the within named
Margarett Higginson in the
Presence of Edward Wills
James Elton

Received the Eighteenth day of May One thousand seven hundred and forty four
by me the within named Margarett Higginson of and from the within named
John Elder the sum of one hundred Pounds Sterling Money being in full for the
Consideration Money within mentioned by him to be paid to me £100....

Witnesses Edward Wills
James Elton

Margarett Higginson

I the within named Margarett Higginson do hereby Authorize and Impower
John Galloway, Stephen Bordley and Samuel Galloway of Anne County in the
within named Province of Maryland Gent, or any one of them for me and in my name
to Appear before any Magistrate or Magistrates of the said Province and there to
acknowledge the within Indenture as my Act and Deed to and for the Uses within
mentioned, and that the within bargained and sold Premises are the Right
Property and Estate of the within named John Elder his Heirs and Assigns
for ever according to the purport and true meaning of the said Indenture
or to acknowledge the said Indenture in such other manner as may be agreable
to the Laws and Practise of the said Province in as full and ample manner
as I might or could do, if personally present In Witness thereof I have
hereunto set my hand and Seal the Eighteenth day of May seventeen hundred
and forty four

Margarett Higginson (Seal)

Witnesses Edward Wills
James Elton

November 15. 1744

Then came Captain Edward Wills one of the subscribing Evidences to the
within Deed before me the subscriber one of his Lordships Justices of the Provincial
Court of Maryland and made Oath on the Holy Evangelist of Almighty God
that he saw the within named Margarett Higginson sign seal and deliver
the within deed as her Act and Deed for the several uses intents and purposes
therein mentioned

John Darnall

Maryland Novr 15. 1744

Then came the within mentioned John Galloway before me one of his Lordships
Justices of the Provincial Court and acknowledged the within deed, the Lands
and Premises therein mentioned to be the Right and Estate of the within named
John Elder according to the direction of an Act of Assembly in those Cases made
and Provided

John Darnall

Received of Mr John Elder the sum of One Pound ten Shillings Sterling for his
Lordships use being the Alienation fine on the Moiety of the within mentioned
fifteen hundred Acres of Land by Virtue of a Commission from Benjamin Tasker
Esq his said Lordships Agent and Receiver General

Richard Dorsey

Recorded Decr 15. 1744