Discharge the said John England & Compa. there heirs Executors
Administrators & Assigns [illegible] Given Granted Bargained Sold
Aliened released enfeoffed & Confirmed & by these presents doth
Give Grant Bargain Sell & alien release enfeoff & Confirm
Unto him the said John England & Company there heirs &
Assigns forever Part of a tract or parcell of Land called or
Known by the name of Upton Court lying in Baltemore
County aforesaid and on the North Side of Patapsco River
Between the North West and Ferry Branch and all Rights
And Vacant Land that was added by resurvey made by
John Giles deceased which Shall be within the bounds
Hereafter mentioned Viz. **Begining** at a marked Spanish
Oak and a marked white Oak standing at the Head of
a Pond called the middle Pond and running thence North
West untill the Same intersect a North East line Drawn
From three bounded trees a poplar a red Oak and a spanish
Oak the said trees Standing at the head of a Pond called
The Herring Pond and are the bounded trees of a tract of
Land Given by John Giles Deceased in his will to his
Son Jacob Giles & running with the said North East line
Unto the North West branch then Down by and with the
Said Branch to a Point called Sandy Point and running
thence by and with the said branch to a point called
Whetstone Point then up and by and with Patapsco
River to a Pond called the Middle Pond and from thence
by and with the said Pond to the first marked trees
Containing four hundred Acres of Land more or Less
To have and to hold the aforesaid Land & Premises
Buildings Fences and improvements whatsoever with all
the rights Profitts Priviledges benefitts & advantages
whatsoever thereunto belonging unto him the said John
England & Compa. there heirs & Assigns forever & to the proper
use and behoof of him the said John England & Compa. there
Heirs and Assigns forevermore & to no other use intent

(Or)

Or Purpose whatsoever and the said John Giles doth Covenant
And Agree to and with the said John England & Compa. there
Heirs and Assigns that he the said John England & Compa.
There heirs and Assigns shall and may forever hereafter
Peaceably and quietly have hold use Occupy possess and
Injoy all the aforementioned tract of Land & premises
With all and every the Appurtenances thereof or thereunto
Belonging or to the same in any wise apertaining in
Fee Simple without any Condition restriction or limitation
which may in Any wayes Alter Change or Defeat the
Same as above the said John Giles doth further for
Himself his heirs Executors administrators Covenant and
Agree to and with the said John England & Compa. there
Heirs & Assigns that he the said John Giles his heirs
Executors and Administrators shall and will from time
To time & at all times hereafter Suffer doe & Acknowledge
& Execute any further Act or Acts thing or things Device
or Devices in the Law for the further Assurance & Ascertaining
of the aforesaid Land and Premises hereby bargained &
Sold unto the said John England & Compa. there heirs and
Assigns at there proper Cost & Charges in the Law as shall
be Reasonably devised advised or required by him the said
John England & Compa. or by there Counsil learned in the
Law According to the true intent and meaning of these
Presents And the said John Giles doth further for himself
His heirs Executors and Administrators further Covenant
And Agree to and with the said John England & Compa.
That he the said John Giles his heirs Executors admrs.
& Assigns shall and will hereby Warrant and forever defend
All the aforementioned Land & premises unto the said
John England & Compa. there heirs & Assigns forever against
All Manner of Persons whatsoever which shall or may
Lay Claim thereto **In Witness** Whereof the said
John Giles hath hereunto Set his hand & Seale

(Witness)