John Hawkins Hath Given Granted Bargained Sold Aliened
Enfeoffed Released and Confirmed and by these Presents Doth
Give Grant Bargain Sell Alien Enfeoff Release and Confirm unto
the said Thomas White his Heirs and Assigns All that Tract or
Parcel of Land which the said John Hawkins lately purchased
of Samuel Budd and Milcah his Wife and William Trisby and
Mary his Wife being Part of a Tract of Land named New Stadt
lying on the North Side of Deer Creek in Baltimore County —
Begining at a Corner black Oak Tree standing by the said —
Creek and thence extends on a Course North North East down
the said Creek ninety Perches and nineteen Links to a —
Corner Stone by the Creek thence North forty five Degrees —
West three Hundred and twenty eight Perches to a Corner —
thence North forty five Degrees East eighty Perches to a Corner —
thence North forty five Degrees West two Hundred and twenty —
four Perches to the upper Corner thence South South East one
Hundred and sixty six Perches to a Corner and thence to the
Place of Begining Containing three Hundred and fifty Acres
be the same more or less together with all and singular the —
Buildings Orchards and other Improvements thereon being
with other the Premisses and the Appurtenances to the same
and every Part belonging and the Reversion and Reversions —
Remainder and Remainders Rents Issues and Profits —
thereof To have and To hold all the said mentioned —
bargained Tract or Parcel of Land and Premisses and every —
Part thereof with the Appurtenances unto the said Thomas White
his Heirs and Assigns To the Use of the same Thomas White
his Heirs and Assigns for ever Provided always and upon
condition that if the said John Hawkins his Heirs Execr. or
Admrs. do well and truly pay unto the said Thomas White his
Exrs. Admrs. or Assigns the full and just Sum of six Hundred
and forty two Pounds ten Shillings Current Money of Pennsylvania
with

with Interest for the same on the fourth Day of May next without
any Deduction or Abatement on any Account or Pretence whatsoever
that then this present Indenture and every Matter Clause and
Thing herein contained shall cease determine and be void and of
no Effect any Thing in these Presents contained to the contrary
thereof in any wise notwithstanding And the said John Hawkins
for himself his Heirs Exrs. and Admrs. doth by these Presents
covenant grant and agree to and with the said Thomas White his
Heirs Exrs. Admrs. and Assigns in Manner and Form following
that is to say that he the said John Hawkins his Heirs Exrs.
or Admrs. shall and will well and truly pay to the said Thomas
White his Exrs. Admrs. or Assigns the aforesaid Sum of six
Hundred and forty two Pounds ten Shillings Current Money
of Pennsylvania with Interest for the same on the fourth Day of
May next according to the Intent and true Meaning of these
Presents And he the said John Hawkins at the Time of Sealing
and Delivering these Presents is lawfully seized in his demesne
as of Fee and in actual Possession of and in all and singular
the said mentioned bargained Tract or Parcel of Land and
Premisses and of every Part thereof with the Appurtenances of a
good sure lawful and indefeazable Estate of Inheritance in Fee=
Simple and hath good and lawful Right and Power to sell and
convey the same as aforesaid And that the said mentioned —
bargained Tract or Parcel of Land and Premisses and every Part
thereof with the Appurtenances at the Time of Sealing and —
Delivering these Presents is free and clear from all Incum=
brances whatsoever except the Quit Rents henceforth to —
become due to the Lord of the Fee And also that he the said
John Hawkins his Heirs Exrs. or Admrs. shall and will warrant
and defend the said mentioned bargained Tract or Parcel of —
Land and Premisses with the Appurtenances and every Part —
thereof unto the said Thomas White his Heirs and Assigns from
all