John Phile Ux.
to
Richard Burling

This Indenture made the seventh day of September in the year of our Lord one Thousand Seven Hundred and Eighty four, Between John Phile of the City of Philadelphia in the State of Pennsylvania Merchant and Phebe his Wife of the one part and Richard Burland of Baltimore Town in the County of Baltimore in the State of Maryland Taylor of the other part, Whereas Thomas Harrison of Baltimore aforesaid by Indenture of Lease bearing date the thirteenth day of February, in the year of our Lord one Thousand Seven Hundred and Seventy three Recorded among the Records of Baltimore County Court in Book A L W. G. folio 184 for the Consideration therein mentioned, granted and Demised unto Thomas Russell his Executors, Administrators, and Assigns, all that part of a Lot of Land lying and being in Baltimore Town in the County aforesaid, on the West side of Jones's falls, known or distinguished by the number forty nine, which is Contained within the following Metes, and Bounds Courses and distances Viz. Beginning at the end of one hundred and twenty feet, Southerly from the North West Corner of the whole Lot Number forty nine on Calvert Street and running thence Easterly Parallel with Lovely Lane Eighty four feet, then, Southerly Parallel with Calvert Street twenty one feet, then Westerly Parallel with Lovely Lane Eighty four feet to Calvert Street then Northerly on Calvert Street Twenty one feet to the Beginning, with all and Singular the Premises on the said part of a Lott of Land being and Appurtenances thereunto belonging To Hold to him the said Thomas Russell his Executors, Administrators and Assigns from the twenty fifth day of March then next Ensuing for and during and unto the full Space and Term of ninety nine Years with Covenants for Renewal therein Expressed, so that the same may be Renewed and Renewed for Ever, And Whereas the said Thomas Russell by Indenture bearing date the fifteenth day of October 1770 Recorded among the Records of Baltimore County aforesaid in Book A L. W. O folio 189 for the Consideration therein mentioned and Expressed, hath Lett Assigned, Transferred and Set over unto the said John Phile and his Assigns the aforesaid Lott or piece of ground and Premises with the Buildings thereon Erected, and the Appurtenances thereunto belonging, To Hold the said Lott or piece of ground and Premises with the Appurtenances thereunto belonging, unto the said John Phile his Executors

Executors, Administrators and Assigns, for and during the rest, residue and remainder of the said term of ninety nine Years in the said recited Indenture of Lease mentioned and Expressed, in such Estate and Title as he the said Thomas Russell held the same by Virtue of the said recited Indenture of Lease, with the right and Privilege of Renewing the same for ever thereafter, and Whereas the said John Phile hath since Erected a Three Story Brick Messuage on the said Lott of ground, Now this Indenture Witnesseth, that the said John Phile, and Phebe his Wife for and in Consideration of the Sum of one Thousand five Hundred and fifty Pounds Money of Pennsylvania in Gold and Silver Coin to them in hand paid by the said Richard Burland at and before the Sealing and delivery hereof, the receipt whereof is hereby acknowledged, hath bargained, Sold, Conveyed, Assigned, Transferred, and set over, and by these Presents, do Convey Assign, Transfer and Set over unto the said Richard Burland his Heirs and Assigns all the before mentioned Lot or piece of ground and Premises, with the Buildings thereon being and Appurtenances, thereunto belonging, and all the Estate right, Title, and Interest of them the said John Phile and Phebe his Wife either in Law or Equity of in and to the said Lott or piece of ground and Premises with the Buildings thereon To Have and to Hold, the same unto him the said Richard Burland his Heirs Executors, Administrators & Assigns from the date hereof for and during all the rest, residue and remainder, of the said Term of Ninety nine Years, in the said first recited Lease mentioned yet to come and unexpired, and the said John Phile for himself and his heirs, doth hereby Covenant that it shall and may be Lawful for the said Richard Burland, his Heirs, Exors Admrs and Assigns, Peaceably and quietly to have hold and Enjoy the said Lott or piece of ground, with the Buildings, thereon Erected with all the Appurtenances, during the residue of the said term aforesaid in as full and ample a manner to all intents & purposes as he the said John Phile might or ought to have held and Enjoyed the same by Virtue of the said recited Indentures, or by any other means whatsoever, and also to renew the same from time to time for ever, as in the said first recited Indenture of Lease is Expressed Subject to the Payment of the Rent, Charges or Sum of Ten Pounds Sterling