Maryland of the one part and Peter Letzinger of the County and State aforesaid
of the other part Witnesseth that the Said James Long for and in consideration
of the Sum of Four Hundred Pounds Current money of Said State to him
in hand paid by the Said Peter Letzinger at or before the Sealing and
Delivery of these presents the receipt whereof he doth hereby acknowledge
and for ever acquit release and Discharge the Said Peter Letzinger
from the Payment thereof and every part thereof by these presents
he the Said James Long Hath granted Bargained and Sold and by these
presents Doth grant Bargain and Sell unto the Said Peter Letzinger
his heirs and assigns all that piece or parcel of Land being a part
of a Tract of Land called Stansbury's Inheritance Situate and lying
in Baltimore County aforesaid and about Six Miles from Baltimore Town
commonly called the red House which a certain Roger Horace Pratt by an
Indenture on or about the fifth Day of September Seventeen Hundred and
Eighty two purchased of a certain Thomas Bond and Rebecca his wife
except that part of the aforesaid Tracts on the twenty third Day of
November Seventeen Hundred and Eighty five Mortgaged by the Said
Roger Horace Pratt to a certain William Fell and Frederick Delaporte
as by reference to the Said recited Indenture of Mortgage recorded among
the Land records of Baltimore County Court in liber W G No. X folio 649
will fully and at large appear Beginning for the whole part of the
aforesaid Tract of Land Sold by the aforesaid Thomas Bond and Rebecca his
wife to the Said Roger Horace Pratt and by him conveyed to the Said
James Long at the Beginning Tree of a Tract or parcel of Land called
and known by the name of Mount Hays and running and bounding
on the first line of Mount Hays to a Branch or run called Hays branch
or the red House run thence running Down and binding on the Said
branch or run tile it intersects the out lines of Stansburys Inheritance
thence running with and binding on Stansburys Inheritance until
it Intersects the Land Sold to a certain William Morris of Falls
Point by them the Said Thomas Bond and Rebecca his wife
thence running and Bounding on the Land Sold William Morris
aforesaid reverse to the place of Beginning containing about Sixty acres
of Land be the Same more or Less also all that part of a Tract
of Land lying in Baltimore County called Mount Hays and also all
the remaining part of a Tract of Land called Stansburys Inheritance
heretofore Sold by a certain William Morris to a certain Conrad Smull
and which had not been Sold by the Said Smull before his conveyance
to the Said James Long bearing Date the first day of april Seventeen
hundred and Eighty Eight lying in two parcels Viz. Beginning for
the first part at the Beginning of a Tract of Land called
(Mount)

Mount Hayes and running thence bounding on the first line of Mount Hayes
north Sixty two Degrees East fifty Six Perches to a marked Post standing by the Side
of the main Road leading from Baltimore Town to Philadelphia which post is the
Beginning of the Division line between Joseph Langdons part of Said Tract
and the Said Conrad Smull's part of the Same thence north Sixteen Degrees and
an Eighth of a Degree west Eighty Perches to another post standing at the end
of the Division line aforesaid then South fifty Degrees and thirty Minutes west
fifty three and an half Perches to the given line of Mount Hayes then
Bounding thereon north thirteen Degrees west Seventy three Perches to a Post
of that part of Stansburys Inheritance Sold by Said Conrad Smull to
George Reese thence Bounding on George Rees's Part the three following Course
Viz. South twenty two Degrees and fifteen minutes west Sixty Perches
South six west fourteen Perches South five Degrees west thirty Perches South
thirty four Degrees East twenty Six Perches. South Eighty nine Degrees west
thirteen Perches north forty three Degrees west thirty Perches and then with
a Straight line to the Beginning containing forty nine and one Quarter
acres of Land Beginning for the other part at the end of the first line of
that part conveyed by the Said Smull to George Reese and running thence
South Sixty three Degrees west nine Perches thence north twenty three Degrees
west fourteen Perches north Seventeen Degrees west twenty four Perches north
three Degrees and fifteen minutes west two Perches until it Intersects the
second line of George Rees's Part of Said Land and then Bounding thereon
by a Straight line to the Beginning containing one acre and three Quarters
of an acre of Land Containing in both parts fifty one acres of Land more
or Less also all that Part of a Tract of Land called Stansburys Inheritance
heretofore to wit on the Sixteenth Day of april Seventeen Hundred and Eighty
Eight conveyed by Indenture from a certain William Morris to the Said
James Long lying in the County aforesaid and contained within the following
metes and Bounds courses and Distances Viz. Beginning at a bounded
Poplar Tree in the first line of Mount Hays and on the East Side of
the run called Hays's Run or Branch and running thence Bounding
on the Said Run or Branch South five Degrees west three Perches then
East north East Seventy one Perches north north west three Perches to the
first line of Mount Hays. and then Bounding on that line to the place
of Beginning be the Quantity more or less Together with all and Singular
the Improvements on the above Described parts of Tracts. Pieces or Parcels
of Land being and every the Previledges. advantages and appurtenances to the
same belonging or in any wise appertaining and the reversion & reversions
remainder and remainders rents issues and Profits thereof and of every
part and parcel of the Said parts of Tracts Pieces or Parcels of Land above
Described and also all the Estate. Right. Title Interest property Claim and
Demand whatsoever of him the Said James Long of in to or out of the
(Said)