which hath and heretofore been been granted and conveyed, and whereof the fee simple remained, at and before the time of the execution of these presents, in the said George Lux, a part of which is now under lease to his undertenants, situate, laying and being in Baltimore County near Baltimore Town containing acres of land, be the same more or less, all that tract of land called and known by the name of Bell Hatch, situate, lying and being at Whetstone point in Baltimore county aforesaid, which belong to the said George Lux, also, all his the said George Lux's part or share of a tract of land called, and known by the name of Caledonia containing fifteen hundred acres of land, be the same more or less, situate lying and being in Baltimore county in the State aforesaid, also, all his the said George Lux's tract of land situate, laying and being at Linganore, in Frederick County, containing one hundred acres, be the same more or less, also, all that part, lot or pieces of ground, situate, laying and being in Baltimore Town, in Baltimore county, known and described on the plan of the said town, by the number forty five, a part of which is leased on ground rents to Daniel Grant, John Gray, John Bankson, and also, all that part of a lot in the town of Baltimore aforesaid, known and described on the plan of the said town, by the number fifty two, which is under lease to Nathaniel Smith, John Reed, James Smith, Thomas Harrison and John Dorsey, Samuel Chase and Company at the yearly rent of eighty two pounds and eighteen shillings sterling money, payable to the said George Lux together with all and singular the buildings, improvements, ways, woods, waters, water courses, rights, liberties, privileges and hereditaments whatsoever, to the said and above mentioned tracts of land, with the appurtenances, to the same and each of them respectively belonging, or in any ways appertaining, and together also, with all and singular the buildings, improvements, rights, privileges, hereditaments and appurtenances whatsoever to the said one lot of ground and part of a lot of ground, above mentioned and described, belonging, or in any wise appertaining (subject nevertheless to the leases granted of parts thereof, and to the covenants therein mentioned) and the reversion and reversions, remainder and remainders, rents issues and profits, of the said tracts of land, parts of tracts of land, lot of ground and parts of lot of ground and premises, with the appurtenances above mentioned belonging, and of every part and parcel thereof, and all the estate, right title, interest use and possession, property, claim and demand whatsoever of him the said George Lux, either in law or equity, of in to the said lands, lot of ground, parts of lot of ground and premises and every part thereof. To have and to hold the said above mentioned and described lands lot of ground, parts of lot of ground and premises, and each and every part of them, with the appurtenances and hereditaments, unto them and each of them respectively belonging, unto him the said William Russell, his heirs and assigns forever, to the uses, intents, and purposes, and for the trusts hereafter in these presents limited, expressed and declared and to none other uses, intents, purposes or trusts whatsoever, that is to say that the said William Russell and his heirs, shall have full power and authority to sell and dispose of such part or parts of the said lands, lot, parts of lot and premises hereby granted as aforesaid or any ground rents arising from the same, either by public or private sale, in such manner as the said William Russell, or his heirs shall think fit, for the best price or prices that can be got for the same, as will be sufficient to pay off and satisfy the debts now due

and owing, unto the several lawful creditors of the said George Lux, and the monies, which shall arise from the sale or sales, so to be made as aforesaid, that the said William Russell or his heirs, shall apply to and for the payment and discharge of the lawful debts of the said George Lux, now due and owing to his several creditors, and from and after the several debts due by the said George Lux as aforesaid, are fully paid off and discharged, then the surplus, if any, shall remain out of the produce by the sale or sales aforesaid, the said William Russell, or his heirs shall pay to Catharine Lux, the wife of the said George Lux, for the use and benefit of the said George, if the said Catharine shall be then alive: but if she shall not be then living to be paid to the said George, his executors, administrators or assigns, and the receipt or receipts of the said Catherine Lux, to be deemed and taken to be a sufficient discharge for the same: and also upon this special trust, and for the use intent and purpose (subject nevertheless to the sale or sales aforesaid) that the said William Russell and his heirs, shall from time to time, henceforth be seized of all and singular the lands, lot of ground, parts of lot of ground and premises, with the appurtenances, and every part thereof, and receive and take the rents, issues and profits thereof, or so much thereof as shall remain unsold as aforesaid, and from time to time during the life of the said George Lux, if the said Catharine Lux shall so long live, pay the same to the said Catharine Lux, whose receipts from time to time, shall be deemed and taken, notwithstanding her coverture, to be a sufficient discharge for the same: and if the said Catharine Lux should happen to die in the life time of the said George Lux, that then and in such case it shall and may be lawful, to and for the said Catharine Lux, by any writing made and executed in her life time, purporting to be her last will and testament, notwithstanding her coverture, to give and bequeath or dispose of the sum of one thousand pounds current money to any person or persons whatsoever, and to charge such part of the said lands lot of ground and parts of lot of ground and premises, which shall then remain unsold as aforesaid, with the payment thereof which shall be raised and paid by the said William Russell, or his heirs, by the sale of such part of the said lands, lot of ground, parts of lot of ground and premises, as he or they, shall think fit, and accordingly discharged and paid to the person or persons so entitled to receive the same: and the said William Russell and his heirs, shall thenceforward and be seized of the lands lot of ground, parts of lot and premises (subject nevertheless to the uses and charges aforesaid) to the only proper use and behoof of the said George Lux, for and during the term of his natural life, and from and after the decease of the said George Lux, that the said William Russell and his heirs, shall stand and be seized of and in all and singular the said lands, lot of ground, parts of lot and premises aforesaid, which shall remain undisposed of, as aforesaid, to the use of the child or children of the said George Lux by body lawfully to be begotten, in such manner and for such estate as the said George Lux by his last will and testament, duly executed, shall limit and appoint, and for want of such appointment, to the use of the right heirs of the said George Lux forever: and if it shall hereafter happen that the said George Lux should die, and the said Catharine Lux should survive the said George Lux, then and in such case, the said William Russell and his heirs shall stand and be seized of the said lands, lot of ground and parts of lot of ground, and of all rents issues and profits thereof, to permit and suffer the said Catharine Lux to have, hold