is extended as afore set forth: and that the parties of the second part take the lands and premises hereinafter described, subject only to the payment of said one hundred and twelve bonds according to the terms and conditions of such extended time for the payment thereof, as above set forth; and the said party of the first part further covenants and agrees that the payment of said one hundred and twelve bonds, and the interest thereon, from the first day of July, A.D. 1856, according to the terms of such extension by the said parties of the second part, shall be full and complete payment and satisfaction of the said one hundred and twelve thousand dollars, the rent and residue of the price and purchase for the lands and premises hereby sold and conveyed.

And the said party of the first part further covenants and agrees to and with the parties of the second part, their heirs and assigns, to save harmless the said parties of the second part, their heirs and assigns, and also the premises hereby granted and sold from all the rest and residue of said bonds, and from the mortgage above mentioned, and from all other liens, incumbrances or assessments whatsoever upon the lands and premises hereby granted and sold, and every part thereof.

And the said party of the first part, in consideration of the premises, has granted bargained, sold and conveyed, and by these presents does grant, bargain, sell convey and by these presents does grant bargain, sell convey and assure unto the said parties of the second part, that is to say, to the said Allen McSherman five undivided Eighth parts, and to the said William B. Dean three undivided Eighth parts of all that certain tract of land situate, lying and being in the County of Allegany and State of Maryland, being known as parts of the following farms or parcels of land, namely:

"The Vale" or Vale Farm; "The Hoffman Farm", "Hope in Prospect" second part of "Mark Amended" and a small parcel lately purchased from William Wright. The said farms and parts of farms or tracts of land being together bounded as follows:

Beginning at a certain angle in the Easterly bounds of said Vale, forty five perches from the North East corner thereof; thence running North seventy four degrees West, one hundred and sixty perches, thence South six degrees West, one hundred and twenty nine perches to the Southerly bounds of said Vale; thence along said Southerly bounds South Eighty two degrees West, forty five perches; thence along the same bounds North sixty nine degrees West, one hundred and twelve perches to the South west corner of said Vale Farm; thence along the West bounds of said farm North fifteen and one fourth degrees West three hundred and sixty five perches to lands belonging to William Wright; thence East bounding on said Wrights lands two hundred and sixty five perches, three and a half feet; thence on the line between said Wrights lands and the fence purchased of him as above mentioned, North forty two degrees twenty nine minutes East, forty nine perches, three and a half feet to the West bounds of said Hoffman Farm: thence Northerly along the bounds of said farm seventy five perches to the Northern corner thereof; thence bounding on said Wrights lands South seventy Eight degrees East, forty Eighty perches; thence North Eighty one and one fourth degrees East, two hundred and Eleven and a half perches; thence South Eighty seven degrees East ten perches to the Easterly bounds of "Hope in Prospect" (a parcel of land so called); thence along said bounds South Eighteen degrees East, forty five perches: thence along said bounds South thirty six degrees West, ten perches; thence along the same bounds South Eighteen perches; thence South sixty two degrees East, nineteen perches, to the Easterly bounds of the parcel of land known as the second part of "Mark Amended"; thence along the bounds of said tract or parcel of land South six ten degrees East, twenty nine and a half perches; thence South thirty one degrees West, seventy two perches; thence South six ten degrees East, forty Eight perches; thence South thirty seven degrees East, twenty four perches; thence South twenty four degrees East, thirty Eight perches; thence South fifty Eight degrees West, fifty Eight perches; thence South twenty two degrees East, sixty perches; thence South three degrees East, fifty five and three fourth perches; and thence South sixty four degrees West, one hundred and five perches to the place of beginning, and including all the tracts and farms aforesaid, by the said courses and distances more or less, containing twelve hundred and fifteen acres of land, be the same more or less.

Also the right of drainage from any mine or mines now open, or which may hereafter be opened on the said lands, through the mines now worked, or which may hereafter be worked, on the lands of the party of the first part whenever such drainage shall become necessary or convenient to the parties of the second part, their heirs or assigns, in the operation of mining on or upon the above described lands; to gether with all and singular the Estate, right, title, interest, and property therein, with the rents, issues and profits, advantages and appurtenances thereunto belonging or in anywise appertaining: to have and to hold all and singular the said granted premises unto the said Allen McSherman and William B. Dean respectively, in the shares and proportions above set forth, and to their heirs and assigns respectively, to the only proper use, benefit and behoof of the said Allen McSherman and William B. Dean, their heirs and assigns, forever; reserving however, from the above covenant the right to the party of the first part, their successors and assigns, to construct and maintain a railroad upon and through the lands hereby conveyed to the lands of the party of the first part.

Provided however, that after such road is located, such location shall not be changed or altered without the consent of the parties of the second part their heirs or assigns, in writing, first had and obtained, specifying the alteration intended.

And provided, also, that the party of the first part shall construct and furnish such practicable and convenient branches and sidings to said road as may be necessary or convenient for the mining and business of the parties of the second part, their heirs and assigns, upon the lands hereby granted.

Prohibited, also that the construction of such road, and the branches and sidings thereto, and all repairs thereon, shall be undertaken and completed without unnecessary hindrance or delay of the parties of the second part, their heirs or assigns, in the use, occupation and enjoyment of the above granted lands and premises; the said granted premises being subject only to the payment of said one hundred and twelve bonds in manner herein stipulated, and the reservations for the construction of a railroad as herein particularly