hath due unto him two hundred and thirty nine acres of land within our said Province being part of a warrant for seven hundred acres granted him the seventh day of February one thousand six hundred eighty six as appears upon record and upon such conditions and terms as are expressed in the conditions of plantation of this our province bearing date the fifth day of April one thousand six hundred Eighty four and remaining upon record in our said Province of Maryland We do therefore hereby grant unto him the said James Pencott all that Tract or parcel of Land called Pencotts Invention lying in Charles County and Beginning at a Bounded oak the first bound tree of a parcel of land formerly Laid out for John Chairman Lying upon the Eastern Branch of Potomack with the said Land south East three hundred and Twenty perches to a bounded white oak then south Twenty five degrees Westerly two hundred fifty one perches to a small white oak on a barren plain thence East south east seventy three perches to a Spanish oak then south south west ninety one perches to a red oak thence West by north fifty five perches to a bounded hickory on the East side of Bacon run being the first tree of the pasture the land of John Addison with the said Land north north West one hundred and fifty perches to a bounded white oak of the said Land and of a parcel of land bought by the said Addison of Peter Dent with the said Land and the head line of the land of Thomas Wenford north East two hundred and seven perches to the north East bound tree of the said Wenfords Land thence with the said Wenfords Land north West three hundred and Twenty perches to the bound Tree of the said Wenford standing by the Eastern

branch side thence north East up the branch forty perches to the first bound Tree containing and now laid out for two hundred thirty nine acres of Land more or Less according to the certificate of survey thereof taken and returned into the Land office at the City of Saint Marys bearing date the Tenth day of June one thousand six hundred Eighty seven and there remaining upon record together with all rights profits benefits and privileges thereunto belonging royal mines Excepted To have and to hold the same unto him the said James Pencott his heirs and assigns for ever to be holden of us and our heirs as of our manor of Zachia in free and common soccage by fealty only for all manner of services yielding and paying therefore yearly unto us and our heirs at our receipt at our City of St Maries at the two most usual feasts in the year viz the feasts of the Annunciation of the blessed virgin Mary and Saint Michael the Archangel by even and equal portion the rent of nine shillings and seven pence sterling in silver or gold and for a fine upon every alienation of the said Land or any part or parcel thereof one whole years rent in silver or gold or the full value thereof in such commodities as we and our heirs or such officer and officers as shall be appointed by us and our heirs from time to time to collect and receive the same shall accept in discharge thereof at the Choice of us and our heirs or such Officer or Officers as aforesaid provided that if the said sum for a fine for alienation shall not be paid unto us and our heirs or such officer or officers as aforesaid before such Alienation and the said Alienation entered upon record either in the provincial Court or in the County Court where the said parcel of Land Lyeth within one