

by Robert Raiford & wife by the Surrogate, Swamps the other containing seventy, two
 more more or less North by James Claymont South by Thomas Beachhouse & east by
 Philip Raiford & Thackerah Johnson & west by William B. Cancell together with all the
 estate right like interest and property land and demand whatever of them the said
 Robert Raiford and Mary Ann his wife in law and equity or otherwise hereafter shall have
 of the said O'D Hoot and to hold the said two tracts or parcels of land and
 every part and parcel thereof with their appurtenances unto the said William
 B. Hoot his heirs and assigns forever and to the only proper use and behoof of the
 said William B. Hoot his heirs and assigns forever And the said Robert Raiford
 and Mary Ann his wife for themselves their heirs Executors & administrators do covenant
 promise grant and agree to and with the said William B. Hoot his heirs and
 assigns by their present in law and form following that they the said Robert
 Raiford and Mary Ann his wife their heirs & assigns the said two tracts or parcels
 of land and premises hereby granted or intended to be with the appurtenances unto the
 said William B. Hoot his heirs and assigns against them the said Robert Raiford and
 Mary Ann his wife and their heirs and assigns all and every person or persons whatever
 will warrant and forever defend by their present In Trust, nevertheless and for
 the following use intent & purposes & to wit that if the said Robert Raiford
 & Mary Ann his wife their heirs Executors & administrators shall fail or refuse to
 pay to the said Joseph B. Cancell as aforesaid his heirs Executors administrators or
 assigns the said sum of six hundred dollars specified in the said bond bearing
 date as above or the interest that may here lawfully accrue thereon then the
 said William B. Hoot so soon after such failure or refusal as the said Joseph
 B. Cancell his heirs Executors administrators or assigns shall require shall proceed
 to sell at public auction upon the premises of the first named tract for cash
 first giving due due notice of the time and place of sale at two or more
 conspicuous places in the County the said parcels or tract of lands hereby conveyed
 or so much thereof as will pay the debt with interest and cost and out of
 the proceeds of such sale first pay all cash and charges attending the
 execution of the trust then pay to the said Joseph B. Cancell his heirs Executors
 administrators and assigns the said sum of six hundred dollars with all the
 interest that shall have accrued thereon and remain unpaid and the balance if
 any he shall pay to the said Robert Raiford his heirs Executors administrators
 or assigns And if the said Robert Raiford shall will and truly pay and
 discharge the said bond then the debt shall be void or that he remain
 full force and virtue In Witness whereof the said Robert Raiford and Mary
 Ann his wife William B. Hoot and Joseph B. Cancell have here set their
 hands and affixed their seals the day & year first above written

Signed sealed & delivered

In presence of

John A. Denny

Wm. Stephenson

J. P. Smith

Louisiana County to wit: We Robert P. Hughes & Paul B. Kells Clerk
 of the Court in the County aforesaid in the State of Virginia do hereby certify
 that Mary Ann Raiford parties to a certain deed bearing date & date of day
 of February 1848 and hereunto annexed personally appeared before us in our
 County aforesaid and being examined by us privily and apart from her husband

Robert Raiford (Sd)

Mary Ann Raiford (Sd)

William B. Hoot (Sd)

Joseph B. Cancell (Sd)