

This Deed made this fifteenth day of August in the year One thousand eight hundred and eighty four between Mary E. Selcman and William D. Helton and Mary M. Helton his wife of the one part and George C. Round Trustee for Madland E. Bennett of the other part, Witnesseth that the said Parties of the first part in consideration of Five dollars do grant unto the said George C. Round Trustee the following property, to wit, all that tract upon which the parties of the first part now reside, near Manassas in the County of Prince William and State of Virginia, which was bequeathed by the late Benjamin Johnson to his niece Mary Selcman, who is the same as the Mary E. Selcman above named, by the last Will and Testament of the said Benjamin Johnson recorded in Atlas T. of this page 307 in the records of Prince William County described therein by said Statute as follows: Beginning at my corner Stone in Edsrye field known as the duck pond running easterly with my line and Charles Bennetts line known as "fork field" to a point between the first and second Cherry trees on the line of fence east of my gate, thence North easterly a straight line passing between the two tenant houses to the line of their line north westerly to a Oak oak, thence South westerly to the beginning to make two hundred Acres being all the real estate inherited by said parties from the said Johnson.

On Trust to secure to Madland E. Bennett or order in accordance with a note or bond of any date hereunto, interest to begin Sept. 2^d 1884, the payment of the sum of One thousand dollars ("one") per five years from date, with interest payable semiannually on the 15th of February and August of each year, naming homestead and executed by the said Mary E. Selcman and William D. Helton, the parties of the first part, who likewise agreed to keep the buildings on said property insured for at least five hundred dollars to further secure the said debt to said Madland E. Bennett, and in event that default shall be made in the payment of the above mentioned note or bond as aforesaid due and payable, or in the event of default in the payment of any installment of interest for more than ninety (90) days, then the trustee, or being required so to do by the said Madland E. Bennett or his executors, administrators, or assigns, shall the property hereby conveyed, and as covenanted and agreed between the parties aforesaid, that in case of a sale the same shall be made after first advertising the time, place and terms thereof for Four

By said Testator as follows: Beginning at my corner Stone in Godfrey's field known as the
duck pond running westerly with my line and Charles Bennett's line known as "fork field" to
a point between the first and second cherry trees on the line of fence east of my gate,
thence North easterly a straight line passing between the two tenant houses to the line of Meiers line
North westerly to a big oak, thence South westerly to the beginning to make two hundred Acres
being all the real estate inherited by said parties from the said Johnson.

On Trust to serve to Merchants C. Bennett or order in accordance with a note or bonds of
any date hereinto, intend to begin Sept: 2^d 1884, the payment of the sum of One thousand dollars
(flour) due five years from date, with interest payable semiannually on the 15th of February and
August of each year, naming Homestead and executed by the said Mary E. Selman and William
D. Willcox, the parties of the first part, who likewise agreed to keep the said property
insured for at least five hundred dollars to further secure the said debt to said Merchants C.
Bennett. In the event that default shall be made in the payment of the above mentioned note
or bonds or if interest due and payable, or in the event of default in the payment of any
instalment of interest for more than ninety days (90) days, then the Trustee, on being required so
to do by the said Merchants C. Bennett or his executor, administrator, or assigns, since the property
herby conveyed, and it is covenanted and agreed between the parties aforesaid, that in case of
a sale the same shall be made after first advertising the time, place and terms thereof for Four
weeks in some Newspaper published in the County of Prince William, or circulating therein, and upon the
aforesaid terms, to wit: for Cash as to so much of the proceeds as may be necessary to defray
the expenses of executing this trust, and to discharge the amount of money then payable upon the
said note or bonds, being the amount of flour and interest from date, less any payments made thereon
before said sale, and if there be any residue of said purchase money, the same shall be made payable
at said time, and be secured in such manner as the said Mary Selman or her executor adminis-
trators, or assigns shall prescribe and direct, or in case of her or their failure to give such di-
rections at such time, and in such manner, as the said Trustee shall think fit:

The said Mary E. Selman and William D. Willcox covenants to pay all taxes, assessments, dues and charges
upon the said property herby conveyed, so long as they or their heirs shall hold the same, and
herby waive the benefit of their Homestead exemption as to the debt secured by this deed

If no default shall be made in the payment of the above mentioned debt, then upon the request

of the said party of the first part a good and sufficient deed of release shall be executed to them, and the said party of the first part hereby covenant that Reuben Selman the husband of the said Mary E. Selman has no right in said property and that he has released all claim to any property of his said wife by an instrument recorded in Fairfax Liber V page 322 of the records of said County. Witness our signatures and seals

In presence of

J. C. Means

Notary Public in and for said County of Prince William

M. D. Willcox

(Seal)

Mary E. Selman

(Seal)

Mary Willcox

(Seal)

State of Virginia, County of Prince William to wit

I, J. C. Means a Notary Public for the County aforesaid in the State of Virginia, do certify that M. D. Willcox and Mary E. Selman whose names are signed to the writing hereto annexed bearing date on the 15th day of August have acknowledged the same before me in my County aforesaid, Their acts under my hand this 2^d day of September 1884

J. C. Means Notary Public

State of Virginia, County of Prince William, to wit

I, J. C. Means Notary Public for the County of Prince William in the State of Virginia do certify that Mary Willcox the wife of M. D. Willcox whose names are signed to the writing hereto annexed bearing date on the 15th day of August 1884 personally appeared before me in the County aforesaid, and being examined by me privately and apart from her husband, and having the writing aforesaid fully explained to her, she the said Mary Willcox acknowledged the said writing to be her act, and declared that she had willingly executed the same and does not wish to retract it. Their acts under my hand this 2^d day of September 1884

J. C. Means Notary Public

State of Virginia, County of Prince William

I, J. C. Means Notary Public in and for said County in the State of Virginia, do certify that Mary E. Selman the wife of the said Reuben Selman, whose name is signed to the writing hereto annexed bearing date on the 15th of August 1884, personally appeared before me in my County aforesaid, and being examined by me privately and apart from her husband and having the writing aforesaid fully explained to her, she the said Mary E. Selman acknowledged the said writing to be her act, and declared that she had willingly executed the same, and