

HICKMAN HOUSE, "SPRINGHOUSE HILL"

HUMPTON ROAD, CALN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Mary Larkin Dugan

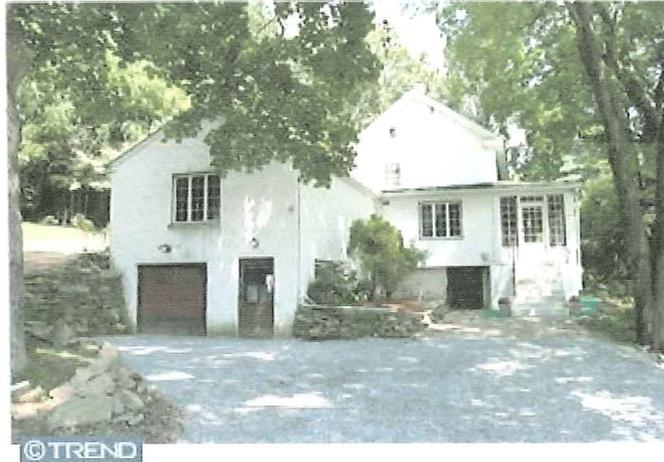
House Histories

354 Marlborough Road, Kennett Square, PA 19348

maryd@kennett.net 610-347-2237

Single Family in DOWNINGTOWN

3511 Humpton Rd



\$ 277,000



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HISTORY OF
MARY C. AND D. E. HICKMAN RESIDENCE
"SPRINGHOUSE HILL"
Humpton Road, Caln Township
Chester County, Pennsylvania

Like the Thorndale Inn and the William and Sharon Taylor house, this property derives from Robert Valentine Sr.'s purchase of three tracts of land from two men, Richard Pike in 1763 and James Mendenhall in 1762.

In 1698 Thomas Musgrave and John Brock purchased 1500 acres from William Penn. A year later Musgrave died, and his widow Hannah inherited 750 acres. In 1712 Aaron Mendenhall bought 450 acres of this tract from Musgrave's son and widow. Somehow or other, Aaron's son James acquired a part of the 450-acre property; the deed was not recorded. Francis G. Brown says in *Old Caln Meeting, Its Story* that "James Mendenhall, son of Aaron and Rose, acquired the mill property from his parents in 1740." In any case, James Mendenhall owned the property by 1762, when he sold to Robert Valentine Sr. two tracts of land, of approximately 113 acres and 50 acres. About twenty years later these two tracts plus one other were sold to Robert Valentine Jr.

But the Hickman house is on the land Valentine bought in 1763 from Richard Pike, a 195-acre 83-perch tract to the west of the Mendenhall tracts. (See Maps.) As this deed was not recorded but only referred to in a later deed, details are sketchy and there is no mention of a messuage (dwelling).

Twenty years later Valentine sold all three tracts to his son Robert Valentine Jr., who, after siring seven sons and two daughters, died in 1803. In his will he directed that 100 acres "at the west end or side of my land running two hundred and twenty perches north from the line of land formerly belonging to Isaac Pim and along the line of Thomas Pim and as wide from said line as will make the quantity before mentioned" be sold to cover debts and funeral expenses.

In 1803 John Pim, of a family prominent in Caln, bought this tract adjoining other Pim property, and again there was no mention of a dwelling, nor was a dwelling mentioned in 1822, when John Pim sold a "plantation and tract" to Thomas Pim. Four years later, Thomas Pim died. According to his obituary, "He had been abroad in his chair, and riding home, was taken, as is supposed with an apoplectic fit, and expired about forty perches from his door." He left his "daughter An Pim all that tract or parcel of Land...adjoining my other Lands...Containing one hundred acres." Still no mention of a dwelling, but in 1829, the first year Anne Pim appeared in the East Caln tax records, she was assessed \$400 for a building or buildings. Two years later she was still listed as owner, but the occupant was Eli Russell, doubtless a tenant farmer, in which role he appeared in the tax books for about ten years but then bought his own land in the township. Anne Pim was again listed as occupant for some years after 1838. She was, however, at most a part-time occupant or absentee landlord, because in 1853 she bought a house on Chestnut Street in West Chester, where she was living when Futhey and Cope mentioned her in their 1881 *History of Chester County, Pennsylvania*, when she was in her ninetieth year. She died in 1882.

The Pims were a Quaker family and Anne, a well-to-do woman, left bequests to Friends meetings, the Home for Aged and Infirm Colored People in Philadelphia, and the West Chester Trust and Relief Society--all for assistance to the poor. As her obituary had it, "These bequests speak well for the deceased, and will be good memorials of a very charitable woman." Several relatives were also generously provided for.

The next year, 1883, Anne Pim's executors sold the 100 acres to Morgan and Sarah Gilliland Mercer, who

kept it sixteen years, selling in 1899 to their daughter and her husband, Samuel and Carrie Mercer McDonald. In 1910 the McDonalds sold to John and Christianna Cook. The Cooks sold the farm in 1921 to sisters and brother Blanche, Jane, and Leonard Humpton. Leonard and his wife Rachel ran the property as a truck farm. Blanche and Jane worked as medical secretaries in Baltimore, MD, until 1951, when they retired and moved back to Caln. Blanche Humpton's life ended tragically in 1955 when she was killed in a traffic accident on Route 30. (See Clippings for this and other family information.)

In 1965 Mary and David Hickman bought the house and 3.491 acres, the rest having been sold for development. Jane Humpton lived three more years at the Hickman Home in West Chester, where she died in 1968.

Eight years after the Hickmans purchased Springhouse Hill, David Hickman died. Mary Hickman still lives in the comfortable old house.

Mary Larkin Dugan

January 2005

Some description and background:

Although I cannot be certain, I believe the Hickman house was probably a mid-19th-century adaptation of an 18th-century house, as the present dwelling contains elements of construction used in both centuries.

We know there was a house on the property in 1829, when Anne Pim was assessed \$400 for buildings. However, in the cellar are some characteristically 18th-century features: three large fireplace supports, a beehive oven, and an adzed crossbeam, about 15" by 15." Also, in the first floor dining room are three windows, the one on the north having perpendicular reveals.

The other windows on the first floor have curved reveals--"cameos," Mrs. Hickman says they are called-- which John Milner says were done first in the 1840s, whereas the perpendicular reveal of the north window is more indicative of 18th-century construction. The second floor windows also have curved reveals. Referring again to the cellar, the joists are sawn and considerably newer in appearance than the massive old crossbeam, and the height of the cellar is greater than usual in 18th-century houses.

All this leads to the tentative conclusion that an 18th-century stone house was considerably revamped in the middle of the 19th century, with most windows redone, the first floor ceiling raised (probably to the detriment of the second floor, which has low ceilings), the cellar dug out and new joists put in. Many houses were enlarged and remodeled during the prosperous mid-1800s.

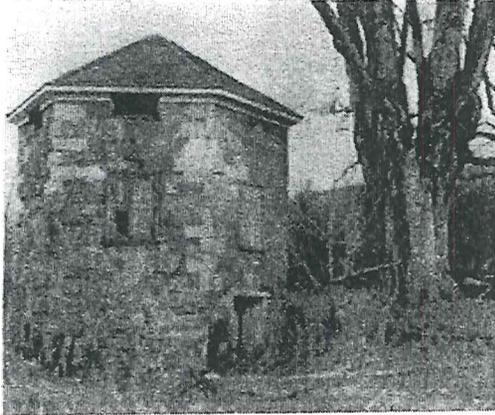
Several additions have been made to the house. According to Mrs. Hickman, the kitchen was added on the west by the Cooks, who lived there from 1910-1921. The Humptons, 1921-1965, built the 45' sunporch on the south side, which Mrs. Hickman says is based on "solid stone," i.e. the porch floor rests on rubble or fieldstone. On the west the Hickmans built a garage with bedroom and laundry above. These 20th-century additions greatly expanded the house.

The house has many interesting features, adding greatly to its charm. For instance, it has several built-in cupboards which appear to be original and a fine living room mantel that Mrs. Hickman identifies as Adam in style. In the six-over-nine windows the glass is also original, as are the shutters, which have unusual hardware. The handsome pair of front doors is unusual, too, having glass panes in the upper half. Unique in my experience is a pair of vertical slots near the floor in the frame of the door between the dining room and kitchen, formerly an exterior

door. The purpose was to hold a board which was slid into place to keep a toddler from going outside.

In the yard near the road are a round stone well with roof and an ancient springhouse, from which the property gets its name. The well is hand-dug and lined with stone. When the Hickmans bought the property, there was a pumphouse on it, as it had supplied water not only to their house but also to the Humpton houses to the east and across the road. The Hickmans removed the pumphouse, which resembled an outhouse, and replaced it with a picturesque shingle roof.

home of John and Carol Marymont. To supply "guarded", unworldly education for their children — and likely others — they built on their land the lovely little hexagonal stone school



Hexagonal School While On Original Property

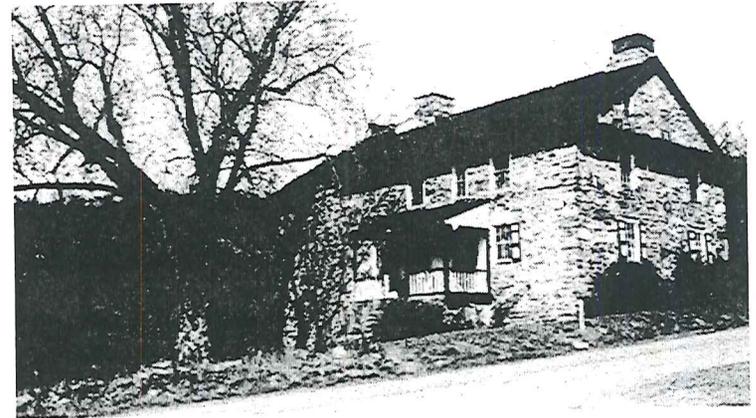
building — now relocated at the Caln Township headquarters. Theirs was a large farm where the final descendant Joseph Edge, lived and farmed until his death in the 1980's, when it went to development. Richard Pim died in 1857 and was the first person buried in the "new" Orthodox graveyard across the road from the Meeting House.

Several other early Quaker homes in the area might be



"Springhouse Hill" — 1914

mentioned whose families were active members at Old Caln. "Springhouse Hill" on Humpton Road, now the home of Mary (Mrs. David) Hickman, was built in 1793, probably by Pims. At least it is known that an "Anne" Pim lived there in 1873, as



"Isaac Coates" House — 1930's or 40's

noted on a township map put out that year. A mile or so west on North Caln Road stands another beautiful old stone house, home of Isaac Coates (brother of Moses Coates). It is now the home of Mae Jean (Mrs. James E.) Rosser. Legend has it that, on occasion, Quaker meeting was held in this house, perhaps when the weather was too bad to go up the "mountain" to Old Caln. And, finally, to the east of the

DEED DESCENT
 DAVID E. AND MARY C. HICKMAN HOUSE
 3511 Humpton Road, Caln Township
 Downingtown, PA 19335

Deed book, page Date of purchase	Grantor, grantee, other information	Acreage Price
From Reid-Gordon Title Search records, Chester County Historical Society:		
1/17/1698	William Penn to Thomas Musgrave & John Brock, tract of land	1500 acres
Date of will 8/1/1699	Thomas Musgrave died, leaving his half of above tract to widow Hannah.	
1/23/1712	Abraham Musgrave, heir of Thomas Musgrave and David Price & wife Hannah Musgrave Price, to Aaron Mendenhall, part of land in Musgrave's will	450 acres
Note from Reid-Gordon Title Search: "By unrecorded deeds, title to a part of said premises vested in James Mendenhall prior to 1762." Francis G. Brown says in <i>Old Caln Meeting, Its Story</i> that "James Mendenhall, son of Aaron and Rose, acquired the mill property from his parents in 1740."		
5/25/1762	James Mendenhall & wife to Robert Valentine Sr., two tracts of land, the second containing a "water, corn or grist mill"	1) 113 acres 117 perches 2) 50 acres 106 perches
And another tract:		
A, 576 8/30/1703	Proprietors of Pennsylvania to Joseph Pike, tract of land containing eight lots	
F, 103 3/9/1714	Joseph Pike to Ebenezer Pike, tract of land containing eight lots	
Recited in X, 21 8/19/1724	Ebenezer Pike to Richard Pike, by will, tract of land containing eight lots	
Recited in X, 21 1/26/1763	Richard Pike to Robert Valentine, tract	195 acres 83 perches
X, 21 9/15/1781	Robert Valentine Sr. to Robert Valentine Jr., three tracts of land	1) 113 acres 117 perches 2) 50 acres 106 perches 3) 195 acres 83 perches
Estate file #4998 probated 3/22/1803	Robert Valentine will, which directs that a 100-acre tract be sold to pay his debts and funeral expenses	
X2, 505 8/11/1803	Ann Valentine et al, executors of Robert Valentine will, to John Pim, parcel of land	100 acres £1,500
T3, 205 3/20/1822	John Pim to Thomas Pim, plantation & tract	100 acres \$5,000.00

Estate file #8011 11/20/1826	Thomas Pim will, leaving 100-acre tract to daughter Anne	
Estate file #19889 1/13/1882	Anne Pim will	
S9, 4 4/3/1883	George Pim, executor of Anne Pim estate, to Morgan Mercer, messuage & tract	100 acres \$5,000.00
X11, 228 3/10/1899	Morgan Mercer to Samuel McDonald, messuage & tract	100 acres with exceptions \$5,000.00
V13, 277 3/21/1910	Samuel F. & Carrie V. MacDonald to John Cook, messuage & tract of land	100 acres with exceptions \$5,000.00
Y15, 559 11/5/1921	John & Christianna S. Cook to Blanche C. Humpton, Jane Humpton, & Leonard W. Humpton, messuage & tract	100 acres with exceptions \$7,500.00
H36, 712 4/19/1965	Sara Sue Humpton & Eleanor Baker Humpton, executors of Blanche Humpton will, to David E. & Mary C. Hickman, lot with buildings	3.491 acres \$18,000.00



CALN TOWNSHIP.

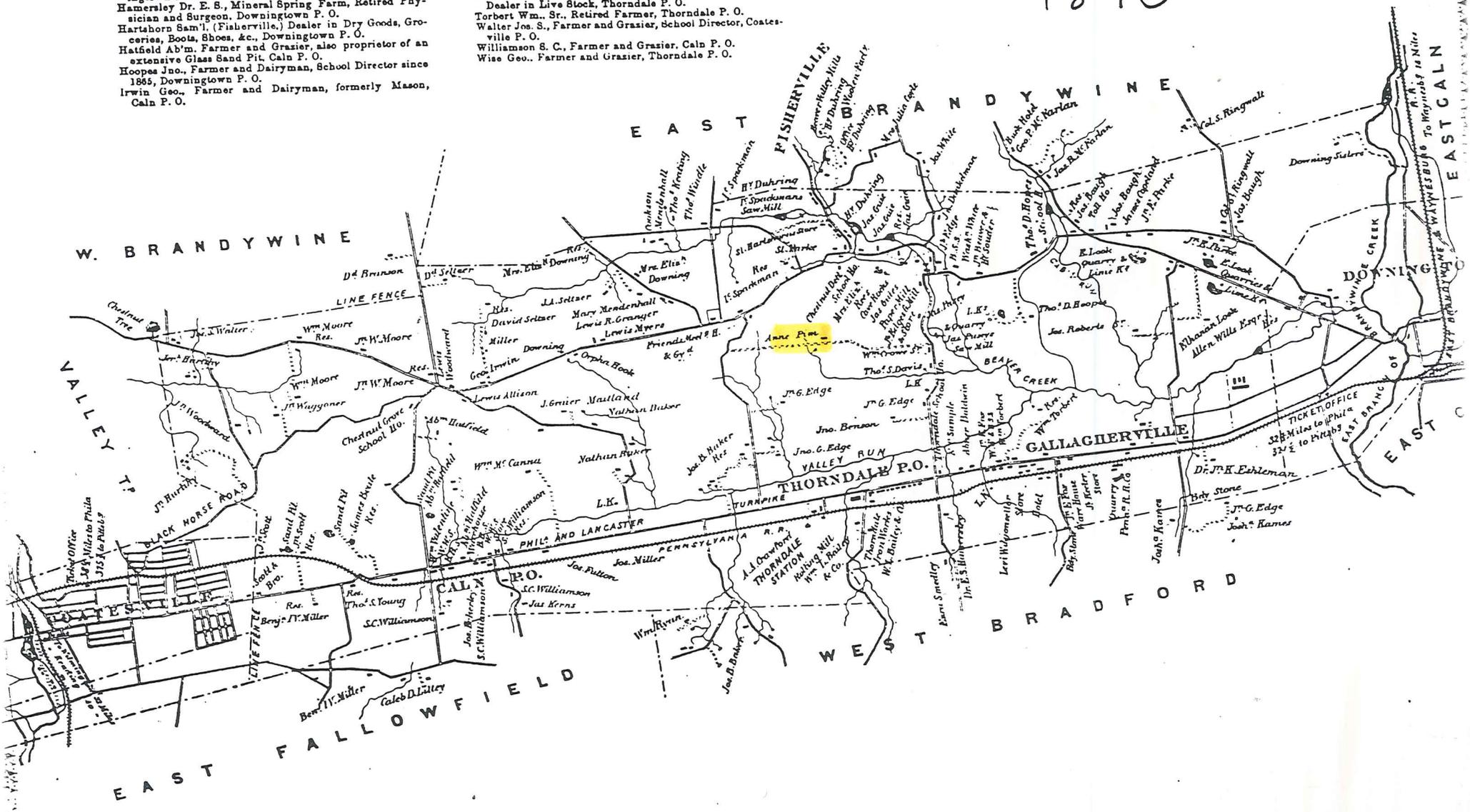
Bally Wm. L. & Co., Manufacturers of Royal Plate Iron, Thorndale P. O.
 Baker J. B., Farmer and Dairyman, formerly Gen. Supt. Central R. R. Thorndale P. O.
 Baldwin Mrs. Hannah E., Green Bank Farm, Downingtown P. O.
 Baugh Jos., Farmer and Grazier, Downingtown P. O.
 Crowe Wm., Sr., House Carpenter, Cabinet Maker, Sawyer and Chair Bow Manufacturer, Thorndale P. O.
 Davis Aaron, Farmer and Dairyman, Thorndale P. O.
 Edge Jb. V., Merchant Miller, Wholesale and Retail Dealer in Flour, Grain and Feed, Downingtown P. O.
 Guie Jas., Manufacturer and Wholesale Dealer in every description of Paper, address Eagle Paper Mill, Downingtown P. O.
 Hamersley Dr. E. S., Mineral Spring Farm, Retired Physician and Surgeon, Downingtown P. O.
 Hartshorn Sam'l., (Fisherville,) Dealer in Dry Goods, Groceries, Boots, Shoes, &c., Downingtown P. O.
 Hatfield Ab'm., Farmer and Grazier, also proprietor of an extensive Glass Sand Pit, Caln P. O.
 Hoopes Jno., Farmer and Dairyman, School Director since 1865, Downingtown P. O.
 Irwin Geo., Farmer and Dairyman, formerly Mason, Caln P. O.

Lyons Dennis, (Gallagherville,) Fashionable Boot and Shoe Maker, Downingtown P. O.
 Mason Wm. F., Farmer and Grazier, Guthrieville P. O.
 Mendenhall Cookson, Farmer, Dairyman and Carpenter, Guthrieville P. O.
 Moore Jno. W., Dairyman and Grazier, Coatesville P. O.
 Moore Wm., Farmer, Dairyman & Grazier, Coatesville P. O.
 Mullen Jno. B., proprietor of the Gallagherville Hotel, Downingtown P. O.
 Sample N. C., Thorndale P. O.
 Seltzer E. L. & J. H., Farmers and Graziers, Caln P. O.
 Seltzer J. And'w., Farmer, Dairyman and Grazier, Thorndale P. O.
 Spackman Amanda, Teacher, Downingtown P. O.
 Spackman Ic., Farmer and Grazier, Secretary of the School Board, Downingtown P. O.
 Torbert Benj. J., (Gallagherville,) Farmer, Grazier and Dealer in Live Stock, Thorndale P. O.
 Torbert Wm., Sr., Retired Farmer, Thorndale P. O.
 Walter Jos. S., Farmer and Grazier, School Director, Coatesville P. O.
 Williamson S. C., Farmer and Grazier, Caln P. O.
 Wise Geo., Farmer and Grazier, Thorndale P. O.



Scale 2 Inches to One Mile.

1873



CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

14 Other apertures or design work in the roof.

core major wing

A. Cupola B. Widow's walk C. Balustrade D. Turret E. Other F. Can't determine

15 Is there evidence or remains of pent or porch additions?

core major wing

A. Pent roof B. Pent Eave C. Pent roof & Eave D. Evidence E. Hood F. Porch

16 What type of windows are in the gables?

core major wing

A. Horizontal rectangle B. Vertical rectangle C. Square D. Pointed arch E. Quarter F. Half round G. Other H. Can't determine

17 Chimney stack design

core major wing

A. Corbeling B. Plain C. Lipped D. Separate flues E. Other

18 Main entrance arrangement

core major wing

A. Single centered B. Single offcenter C. Double-balanced D. Double-unbalanced E. More than 2 F. Corner (1 or both)

19 Which of the following design features are prominent in the windows and doors.

Write "Y" if Yes "N" if No

A. Plain frame core major wing
 B. Lintel core major wing
 C. Pediment core major wing
 D. Transom core major wing
 E. Elliptical arch with fan light core major wing
 F. Pointed arch core major wing
 G. Flat arch core major wing
 H. Round arch core major wing
 I. Label core major wing
 J. Palladian window core major wing
 K. Bay Window core major wing
 L. Other Multiple opening core major wing
 M. Other core major wing

What other notable features are present in the building? For example: Stained Glass or Leaded Windows, Bake Ovens, Ironwork, Quoins, Unique Hardware.

I. Site Information

Form No. 3449 Recorded by Jane Davidson & D.P. Lighty Date 1/5/29/81

County 3449 Region 3449 Municipality 3449 Site # 3449 USGS Quad 3449 Street # 3449 Street Name 3449

UTM West East
 Reference South North

Owner/Contact 3449 Humpton Rd Phone _____

II. Classification (Select the category which best describes the present and original use)

A Present Use
 A. Residence - Non-Farm B. Residence-Farm C. Commercial D. Educational E. Entertainment F. Government G. Industrial H. Museum I. Military J. Religious K. Scientific L. Transportation M. Park/Cemetery N. Row House O. End Row House P. Semi-Detached or Duplex Q. Can't Determine R. Other

B Original Use

III. Date of Construction

C Core Major Wing
 A. 1680-1730 B. 1730-1780 C. 1780-1820 D. 1820-1860 E. 1860-1900 F. 1900-1930

Source of Date Estimate Datestone Hearsay Deed, Tax list, etc. Other

Architect/Builder (if known) _____

Sketch Datestone (Optional)

IV. Historical Significance (if known)

V. Map References: If the site appears on any historic maps, mark X in the appropriate box(es) and indicate property owner if possible.

1873 Witmar's Farm Atlas 1883 Breou Farm Atlas Sanborn Maps Franklin Maps

Additional Maps/Information:

VI. Associated Buildings: Mark X in the box(es) which indicate any buildings presently associated with the site.

Barn(s) Carriage House
 Springhouse Kiln
 Smokehouse Outhouse
 Ice house Corn Crib
 Root Cellar Cemetery
 Shed Windmill
 Stable Tenant house
 Other _____

PLAN SKETCH: In the space provided sketch the site, including location of associated buildings, roads, major vegetation, streams, stone walls, etc. Sketch plan of main structure, showing placement of wings, porches, etc.

ARCHITECTURAL FIELD SURVEY

INSTRUCTIONS: To provide the requested information, choose the most appropriate illustration and place the letter designation for the illustration in the answer box usually located in the left column of the page.

Often a major addition has been added to a structure long after its original construction. Because the design features may be different, the information below is requested for the CORE (the original structure) and the oldest MAJOR WING (an addition substantially constructed and relatively large in size). Other wings will not be included on this survey form unless mentioned at the end.

This form should not be used for barns, springhouses, or other out-buildings. Another form will be used for these structures.

If the information is "not applicable", write "O" in the answer box.

ARCHITECTURAL STYLE

1 core major wing *Vernacular*

Using the architectural style sheet, determine which of the designated architectural styles most appropriately describes the building.

ARCHITECTURAL FEATURES

2 core major wing

Plan form of existing structure.

A. Square B. Rectangular C. "L" Shape D. "T" Shape E. Cross F. Octagonal
G. Other H. Can't determine

3 core major wing

Number of floors in core structure and in major wings.

A. 1 Floor B. 1½ Floors C. 2 D. 2½ E. 3 F. 3½
G. 4 or more H. Can't determine

4 core major wing

Chimney locations

A. Gable end, flush B. Gable end, exterior C. Corner D. Front or rear, flush E. Front or rear, exterior F. Dual gable end

Designate two if necessary

G. Interior H. Gable and interior I. Both gable ends J. Double chimney both gables K. Interior chimneys 2 or more
L. Other M. Can't determine

5 core major wing

Dominant roof shape.

A. Gable B. 3 Gables C. 4 or more gables D. Gambrel E. Hipped F. Mansard
G. Shed H. Flat I. Other J. Cant' determine

5A core major wing

Is the core structure facade symmetrical in the arrangement of doors and windows?
A. Symetrical B. Not symetrical
C. Can't determine

6 core major wing

Number of bays in the core structure and in the major wing.

A. 1 B. 2 C. 3 D. 4 E. 5 F. 6
G. 7 or more H. Can't determine

7 core major wing

Foundation materials

A. Cut stone B. Rough stone
C. Brick D. Stucco
E. Other F. Can't determine

8 core major wing

Basement or crawl space arrangement.

A. Full basement B. No basement or Crawlspce only
C. Both basement Crawlspce D. Banked
E. Other F. Can't determine

9 core major wing

If stone is used, what type is it?

A. Green Serpentine E. Fieldstone G. Other
B. Hornblende F. Dolomite, Limestone, or Marble H. Can't determine
C. Sandstone
D. Quartz

10 core major wing

Dominant exterior wall material. (designate two if necessary)

A. Brick stretcher Bond B. Brick, common Bond C. Brick, flemish Bond D. Brick other Bond E. Rough stone F. Cut stone
G. Log H. Horizontal Boards I. Vertical Board J. Shingle K. Stucco
L. Other M. Can't determine

11 core major wing

Dominant roof material.

A. Wood shingle B. Slate C. Tin or Metal D. Asphalt shingle E. Ceramic tile
F. Other G. Can't determine

12 core major wing

Style of dormers.

A. Shed B. Plain gable C. Pedimented gable D. Round or elliptical E. Hipped
F. Other G. Can't determine

13 core major wing

Style of cornice trim

A. Brick Cornice B. Plain C. Box D. Wood dentils E. Cove F. Brackets
G. Other F. Can't determine

PICKERING, BENJAMIN.—The Pickering family, of English extraction on the paternal and of Welsh on the maternal side, is found at a very early period in Bucks County, of this State, where John Pickering, the emigrant,



BENJAMIN PICKERING.

settled. His son Joseph married Ann Watson, and to them were born two children, Benjamin and Watson. The former and eldest was born Jan. 17, 1798, in New Hope, Solebury township, Bucks Co. His grandfather, John, married Rachel Duer, had seven sons and two daughters, and died on the place he bought upon his arrival in America. The family was ever engaged almost exclusively in agricultural pursuits.

Benjamin removed to East Nottingham township in 1840, in which year he married Jane, daughter of William and Mary Idal. To them twelve children were born: Charles W.; Sarah Ann, m. George Smith; Mary Elizabeth, m. William Kennedy; William J.; Rachel Ann, m. John Reynolds; Martha Jane, m. Archie McFalls; and Joseph Warner, living; and the following five deceased, Mary Ann, Matilda, Stacy (all three in infancy), Emily, aged five, and Charlotte Eliza, aged eleven years. Jane, his wife, was born Dec. 22, 1802, and died in August, 1863. His farm of

WILLIAM PIM, in the next generation, born at Lackah, 11, 15, 1692, married, 11, 21, 1715, Dorothy Jackson, daughter of Thomas and Dorothy. The family came to Pennsylvania in 1730, and settled in East Caln township, where Dorothy died 1, 15, 1732, and her husband 10, 11, 1751. He was for many years the clerk of Bradford Monthly Meeting, an elder in the church, and an active, influential citizen.

His children were Moses, b. 10, 27, 1716; Sarah, b. 4, 23, 1719, m. George Mendenhall; Thomas, b. 3, 1, 1721, d. 10, 3, 1786; Hannah, b. 4, 18, 1723, m. Thomas Paine; Richard, b. 10, 10, 1728, d. 4, 12, 1760; Mary, b. 6, 6, 1731, d. 1, 30, 1732.

Thomas Pim married, 10, 24, 1746, Frances Wilkinson, daughter of James, of Wilmington, and continued on the homestead. His wife died 5, 7, 1784, aged sixty-three. Their children were Moses, Ann (m. to John Edge), William, Thomas, Hannah, Sarah, John, and Rachel.

Thomas, Jr., married his cousin Mary, daughter of Richard Pim, and was the father of Rachel, who died young; Hannah, m. to Job Remington; Sarah, m. to William Abbott; Mary, m. to Abraham Gibbons; Anne, living in West Chester, unmarried, in her 90th year; and Richard, who died on the homestead in 1857, leaving children.

Richard Pim, son of William, married, 2, 5, 1752, Hannah, daughter of Phinehas Lewis, and left four children,—John, died young; Mary, m. to Thomas Pim, Jr.; Isaac, m. to Hannah Cope, and Moses.

POTTS, DAVID, JR.—The ship "Shield," Capt. Daniel Towes, from Hull, England, arrived in the Delaware River in December, 1678, and anchored at Burlington, West Jersey colony. Among its passengers were Thomas Potts and his wife, Ann, and children. He died in Germantown in 1726. On Dec. 30, 1680, he purchased in Burlington, N. J., a dwelling, bark-mill, tanyard, etc. In 1692 he bought lands in Philadelphia. He was a tanner by trade. His wife, Ann, died 7th mo. 9, 1714, and in 1716 he married Alice Pusser. The Potts family were Friends. His will was proven Nov. 10, 1726. His only son and heir, Thomas Potts, appears on record as an iron-master, residing in Colebrookdale township, then Philadelphia County, and he there bought from Gerhart Henkels 192 acres of land. He married, 8th mo. 3, 1699, Martha Keurling, who subsequently dying, he again was married to Grace Farmer. She died in the same year, and he the third time was married to Magdalen Robeson. His will was proven Jan. 10, 1752. John, son of Thomas Potts by his first wife, Martha, mar-

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PIM.—This family can be traced from Richard Pim, of Leicestershire, England, who in his old age removed to Ireland, about 1655. His son William, with his family, also removed to Ireland in the same year. John Pim, son of William, born in Leicestershire, married, in 1663, Mary Pleadwell, and lived at Montrath, Ireland. He had eleven children, of whom the eldest was Moses, born 7, 19, 1664, who married Ann, daughter of Christopher and Philippa Raper.

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Thomas, Jr., married his cousin Mary, daughter of Richard Pim, and was the father of Rachel, who died young; Hannah, m. to Job Remington; Sarah, m. to William Abbott; Mary, m. to Abraham Gibbons; Anne, living in West Chester, unmarried, in her 90th year; and Richard, who died on the homestead in 1857, leaving children.

Richard Pim, son of William, married, 2, 5, 1752, Hannah, daughter of Phinehas Lewis, and left four children,—John, died young; Mary, m. to Thomas Pim, Jr.; Isaac, m. to Hannah Cope, and Moses.

POTTS, DAVID, JR.—The ship "Shield," Capt. Daniel Towes, from Hull, England, arrived in the Delaware River in December, 1678, and anchored at Burlington, West Jersey colony. Among its passengers were Thomas Potts and his wife, Ann, and children. He died in Germantown in 1726. On Dec. 30, 1680, he purchased in Burlington, N. J., a dwelling, bark-mill, tanyard, etc. In 1692 he bought lands in Philadelphia. He was a tanner by trade. His wife, Ann, died 7th mo. 9, 1714, and in 1716 he married Alice Pusser. The Potts family were Friends. His will was proven Nov. 10, 1726. His only son and heir, Thomas Potts, appears on record as an iron-master, residing in Colebrookdale township, then Philadelphia County, and he there bought from Gerhart Henkels 192 acres of land. He married, 8th mo. 3, 1699, Martha Keurling, who subsequently dying, he again was married to Grace Farmer. She died in the same year, and he the third time was married to Magdalen Robeson. His will was proven Jan. 10, 1752. John, son of Thomas Potts by his first wife, Martha, married, April 11, 1734, Ruth Savage, of Coventry, a daughter of Samuel Savage, by his wife, Anna, daughter of Thomas Rutter. He was the founder of Pottstown, and the common ancestor of the Potts family, and among his direct lineal descendants was David Potts, Sr. His son, David, Jr., was born in the year 1794, and for near a half-century successfully managed Warwick Furnace, and greatly enlarged and improved the estate therewith connected. He represented, in part, Chester County in the Legislature for several years, having been elected in 1823, '24, and '25, and subsequently was the representative from this district in Congress for eight years, from 1831 to 1839. He was bitterly opposed to slavery, and in the halls of Congress

VR 11.15.1826

DIED, 11.15.26

In East-Cain, THOMAS PIMM, aged about 68 years. He had been abroad in his chair, and riding home, was taken, as is supposed with an apoplectic fit, and expired about forty perches from his door.

VR 12.6.1826

ALL persons indebted to the Estate of THOMAS PIM, late of East-Cain township, Chester county, deceased, are requested to make immediate payment.—And all who have just demands, are invited to present them, properly authenticated for settlement, to

Richard Pim, Ex'r.

Dec. 6, 1826.

23-317

L 2.18.1882

A Charitable Woman.—Anne Pim, deceased, whose last will and testament was recently probated in the office of Register of Wills, Chester county, disposed of her money so as to have it do good after her death. Among the bequests we note the following: To the female overseers of the West Chester Friends' preparatory meeting, \$400, to be used in support of poor female members of the meeting; to the female overseers of the Caln Friends' preparatory meeting, same amount for a like purpose; to the Home for Aged and Infirm Colored People, Philadelphia, \$400; to the West Chester Trust and Relief Society, \$400, to be expended for the relief of the borough's poor. This sum is to be paid in three years, with accrued interest. These bequests speak well for the deceased, and will be good memorials of a very charitable woman.

L 1-14-1882

PIM.—On Sixth-day afternoon, 1st-month 13th, Anne Pim, in the 90th year of her age.

Friends of the deceased will have an opportunity of viewing the remains at her late residence, No. 20 West Chestnut street, West Chester, on Third-day, the 17th inst., between the hours of 11 and 12 o'clock. Funeral private.

Death of an Aged Lady.—Yesterday, Anne Pim, aged near 90 years, died at her residence on West Chestnut street, this borough. She was an estimable woman—one whose Christian virtues shone as good examples to those with whom she was brought in contact, and for her fond memories will long linger in the hearts of those who knew her best. She was the brother of George E. Pim, flour and feed dealer, this borough.

L 7.12.1915

A correspondent writes: Naomi and Myrtle Mercer, daughter of Wm. D. Mercer, Thorndale, gave their grandfather, Morgan Mercer, a surprise party at their home on July 10th. The surprise proved to be genuine, Mr. Mercer entering the house filled to overflowing with a host of friends and relatives, who came to assist in celebrating the evening in honor of his 80th anniversary. After a few hours of amusement with music, etc., the entire gathering were directed to the dining room, where a large table supported by the many necessary props was filled with ice cream and cake, which all seemed to enjoy to the full extent. During a short period of rest Mr. Mercer's attention was called to the extra good health he was enjoying at his age, and in response said he attributed his health to living a moral life, going to bed early and rising early, eating three meals each day and doing lost of handwork as he considered it was lack of exercise that made most people old in appearance, but not in years.

The hour for retiring growing close at this period, they all wished him a continuation of his excellent good health, expressing the hope that he might live to see 80 more such years, they prepared to leave for their homes, feeling fully satisfied they spent a very enjoyable few hours.

The guests numbered about 70, coming from Modena, Coatesville, Guthrieville, Downingtown, West Chester, Philadelphia and Thorndale.

L. 1.13.1921

IN MEMORIAM.

To the memory of I. Morgan Mercer, who departed this life on January 9th, 1920, in the 85th year of his age:

Weep not for him, for he has crossed the river;

We almost saw him meet Him on the shore,

And lead him through the golden gates, where never

Sorrow or death can enter any more. Weep not for him, that he hath reached before us

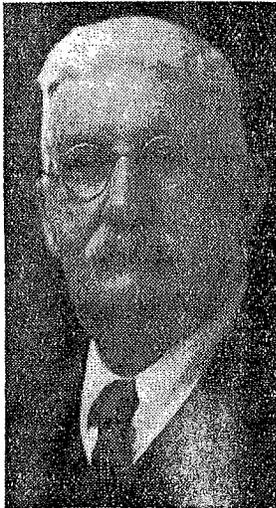
The safe, warm shelter of his long loved home;

Weep not for him, he may be bending o'er us.

In quiet wonder when we, too, shall come.

HIS CHILDREN

1-10-29, 1940



Mr. and Mrs. John Cook, of Thorndale Heights, who were married fifty years ago today, at Forksville, Sullivan county, Penna.

Mr. and Mrs. John Cook, of Thorndale Heights, are today observing their fiftieth wedding anniversary quietly at their home. The couple have lived at their present home for about 16 years and lived within a mile of Thorndale on a farm for 15 years. They have been living retired for several years.

The bride of fifty years is the former Miss Christiana Schill, of Forksville, Sullivan county, Pa. Mr. Cook will be 78 in February and Mrs. Cook will be 74 in July.

They were married in the manse of the Forksville Methodist Church with the Rev. P. R. Pittman officiating.

They have four children, all living: Blanche, wife of Irvin Wanck, of Endicott, N. Y.; Wesley, of near Thorndale; Marshall, of near Thorndale, and Alice, wife of Theodore White, also living in Thorndale.

There are six grandchildren: John White, Edwin, Delmar, Cordelia, Charlotte and Corrine Cook.

CR 6-6-1941

Christiana S. Cook

Mrs. Christiana S. Cook, wife of John Cook, died at her home in Thorndale Heights this morning at 9.45 in her 74th year. She had been ill for about a year and a half and this morning she suffered a sinking spell and died in her sleep. Death was due to a heart condition.

Mrs. Cook was a daughter of the late George and Sarah Schill and was born in Forksville, Sullivan county, where she spent her early life. She and Mr. Cook were married fifty years ago last October and a year after their marriage they came to Chester county where they had resided ever since.

For many years the family lived near Guthriesville, later moving to Thorndale. Mrs. Cook was for a long time an active member of the Hopewell Methodist church.

L.S. 26, 1949

John Cook

John Cook, 86 years of age, a resident of Thorndale for a long time, passed away at his home early this morning after having been in failing health for sometime.

A life-long resident of Chester County, he was a son of the late William and Margaret Cook and until his retirement had been engaged in farming. He had been a member of Hopewell Church for many years and an honorary member of Thorndale Fire Company. His wife, Christiana, is deceased.

Surviving are the following children: Blanche E., wife of Irvin Wanck, Endicott, N. Y.; J. Wesley Cook and Marshall Cook, of Downingtown, R. D.; Alice L., wife of Theodore White, Thorndale. Also three brothers and a sister, William H. Cook, Exton; James K. Cook, Philadelphia; Mrs. Anna McCausland, Downingtown, R. D., and Chester A. Cook, Coatesville. There are six grandchildren.

L.S. 7-1951

Samuel F. MacDonald

Samuel F. MacDonald, 205 Pennsylvania avenue, Downingtown, died in his 84th year, at 12.45 P. M., yesterday, in the Coatesville Hospital.

He was the husband of the late Carrie Mercer MacDonald. The deceased was born in Philadelphia, the son of the late John F. and Martha Orr MacDonald. He was a retired Federal civil service employe, and had lived in Downingtown for a number of years.

Among his survivors are a daughter, Helen M., wife of Hamilton Vogdes, Villanova, and a grandson, John F., of the United States Air Force. A daughter-in-law, Mrs. Carolyn Ford MacDonald, is surviving also, along with several nieces and nephews.

Mr. MacDonald was a former Vice-President of the Brandywine Building and Loan Association, in Downingtown.

MACDONALD—In Coatesville Hospital, on Monday, Aug. 6, 1951, Samuel F., husband of the late Carrie Mercer MacDonald, in the 84th year of his age.

Funeral private from the Ford Funeral Home, 231 E. Chestnut St., Coatesville, on Wednesday, Aug. 8, at 2 P. M. Interment Fairville Cemetery. Friends may call at the funeral home this (Tuesday) evening, 7-9 o'clock.

CR 4-5, 1937

Carrie V. Macdonald

Mrs. Carrie V. Macdonald, wife of Samuel F. Macdonald, a well known resident of Downingtown, died at her

home in that place yesterday in her sixty-ninth year. She had been ill for several months and for the past two months her condition had been serious.

Mrs. Macdonald was born in East Caln township and was a daughter of the late Morgan and Sarah Gilliland Mercer. She spent all her life in Chester county and for the past ten years had been a resident of Downingtown. Previous to that time she had lived for a number of years in East Brandywine township.

Surviving her besides her husband are a daughter, Miss Helen B. Macdonald; a brother, William D. Mercer, of West Chester, and a sister, Mrs. Mae Hinde, of Philadelphia. The funeral will take place from her late home, 205 Pennsylvania avenue, Downingtown, on Wednesday afternoon at 2 o'clock. Interment will be in Fairview cemetery.

L 12.27.1943

Leonard W. Humpton

At his home near Thorndale on Saturday morning Leonard W. Humpton, son of the late Robert and Sara Cadrick Humpton, passed away. He was 58 years of age.

Mr. Humpton, a member of the Star of Hope Lodge of the I. O. O. F., of Coatesville, was born in Coatesville, where he spent his entire life. He was a farmer by occupation. He was a member of the Presbyterian Church of Coatesville.

In addition to his wife, Rachel Baker Humpton, there are three children: Sara Sue, at home; Leonard W., Jr., U. S. Marine Corps; and Eleanor Baker Humpton, at home. There are also the following brothers and sisters: E. Mary Humpton, of Downingtown R. D. 1; Blanche O., of Baltimore, Md.; J. Howard, Coatesville R. D. 3; R. Richard, of Downingtown R. D. 1; and Jane, of Baltimore, Md.

L 12.27.1943

HUMPTON—Of Downingtown, R. D. 1, on Saturday, Dec. 25, 1943, Leonard W. Humpton, husband of Rachel Baker Humpton, in the 59th year of his age. Relatives and friends, also all orders of which he was a member, are invited to attend the funeral at the Ford Funeral Home, No. 231 East Chestnut street, Coatesville, Pa., on Tuesday, December 28. Services at 2 o'clock p. m. Interment in Hephzibah Cemetery. Friends may call at the Funeral Home this (Monday) evening, 7 to 9.

CR 9.26.1955

An 85-year-old retired secretary died last night in Coatesville hospital slightly more than six hours after she was struck by an automobile on Route 30 in front of the Thorndale Methodist church as she was crossing the highway to attend the "open house" exercises of the recently built parsonage.

Pronounced dead at 9:05 p.m. was Miss Blanche Olean Humpton, Downingtown RD 1.

Coatesville State Police identified the driver of the vehicle which struck the woman as Ray Tipton, 45, Guernsey avenue, West Grove. The accident happened at about 2:50 p.m. at which time traffic was rather heavy on Route 30.

The fatality was the 33rd on Chester county highways since Jan. 1st, four-traffic deaths in ten more than Chester County at the same date since Jan. 1 last year.

Deputy Coroner Thomas Monteith said the woman died from shock and internal injuries. He stated that an inquest will be held at a later date.

The victim was taken to the hospital in the Pomeroy Fire company ambulance which was stationed at the Chester County Fire School a short distance away.

Witnesses told Coatesville State Police that Miss Humpton, along with a sister, Jane Humpton, and a sister-in-law, Mrs. Leonard Humpton, sr., parked their automobile south of the highway and were walking across to the church. The two women with the deceased said the latter started to walk diagonally across the highway, with her back to eastbound traffic.

Both ladies said they shouted warnings. As Miss Humpton neared the center lane of the highway, she hesitated and turned slightly around, they said. Tipton told police that he saw the three ladies and blew his horn. When Miss Humpton hesitated, he swerved his vehicle to the center lane of the highway to avoid hitting her. However, as he applied his brakes the car skidded and the lady was struck by the right side of it.

Miss Humpton was struck by the vehicle near the center lane and was thrown about 12 feet to the south side of the highway.

Tipton told police that he was traveling between 30 and 35 miles per hour. Other motorists traveling east behind him verified this.

A motorist traveling west on Route 30 about 50 yards from the accident scene said he had to move to his extreme right to avoid a collision with Tipton. Police identified the witness as Benjamin Bacharach, 1623 Spruce street, Philadelphia. Bacharach said Tipton attempted to avert hitting the pedestrian by going to his left.

Riding in the Tipton automobile at the time of the accident were three of his children, Lois, 14; Richard, 10, and Norman, five. Tipton, a carpenter, said he was going to visit his brothers in Downingtown.

Pfc. John Cardwell, who investigated, said he had taken statements similar to that of Tipton's from other witnesses. Also, investigating the accident were Officers Gerald Robinson, Harry Bullick and Edward Conahan, of the Coatesville barracks.

The Humpton family which lives off Fisherville Road, north of Thorndale, has been very active in the church there. The "open house" was held yesterday afternoon to allow visitors to view the new parsonage which was built through volunteer help from members of the church and other persons. Quite a few persons were either going into or leaving the parsonage at the time of the accident.

Miss Humpton, a daughter of the late Robert H. and Sarah Ann Codrick Humpton, is survived by two sisters, the Misses E. May and Jane, and a brother, J. Howard, all of Downingtown RD 1.

She came to this area about four years ago after spending most of her life in Baltimore where she was a secretary to a doctor.

L 4 26 1968

Miss Jane G. Humpton

Jane Gill Humpton, 81, of 3451 Humpton rd., Downingtown, died yesterday morning at the Hickman Home, West Chester. She had been in failing health for the past two years.

Daughter of the late Robert H. and Sarah Ann Coderick Humpton, she was born in Goosetown. She was employed as a medical secretary in Baltimore, Md., until her move here in 1951. She was a member of the First Presbyterian Church of Baltimore and attended Thorndale Methodist Church.

Nieces and nephews survive.

HUMPTON—Of Downingtown, Pa., on Thursday, April 25, 1968, Miss Jane Gill Humpton, daughter of the late Robert H. and Sarah Ann Codrick Humpton, in her 82nd year. Relatives and friends are invited to attend the services from the Robert A. Harris Funeral Home, successor to S. Paul Roberts, 1030 E. Lincoln Hwy., Coatesville, Pa., on Monday, April 29, 1968, at 2 P.M. Interment private. At the request of the family there will be no viewing.

33



Dr. D. Elwyn Hickman, of West Chester, whose birthday anniversary occurs tomorrow. Dr. Hickman was graduated from the Veterinary School of the University of Pennsylvania, and for twenty-nine years was State Veterinarian for Chester and Delaware Counties for the Bureau of Animal Industry. He is now with the Penn Mutual Fire Insurance Company. He is a member of West Chester Lodge, L. O. E. No. 322, F. & A. M.

I. 6.11.1941
HICKMAN—On Tuesday, June 10th, 1941, Dr. D. Elwyn, husband of Lavina M. Hickman, aged 59 years. Relatives and friends of the family are invited to attend the funeral from his late residence, 333 W. Union street, West Chester, on Friday, June 13, at 2 p. m., D. S. T. Interment in Birmingham Cemetery. Friends may call Thursday evening.

APRIL 1941
 Late last night Dr. D. Elwyn Hickman, son of Baynton Hickman, West Miner street, received notice that he had been appointed by Governor Edwin S. Stuart as a meat inspector, at a salary of \$1800 per annum.

There are ten inspectors in all, three having been appointed previously, and seven yesterday.

Dr. Hickman will have his headquarters in West Chester, but has not yet been notified regarding the extent or boundaries of his territory. He will receive directions from Dr. Leonard Pearson, State Veterinarian.

Dr. Hickman is a graduate of the University of Pennsylvania, class of 1904, veterinary department, and has been practicing in West Chester. He also served as Republican Committeeman in the First Precinct, and has taken an active interest in politics.

A Harrisburg says: The meat inspectors' law requires that the agents shall have knowledge of the diseases of meat-producing animals, and shall be versed in the conditions that affect the soundness, healthfulness and wholesomeness of animal food products.

It requires, further, that the method and regulations of the federal meat inspection service shall in general constitute the standard for the State service.

Experience has shown that these agents will have to decide many difficult technical questions in regard to the diseases of animals and, as sanitarians, to pass upon the conditions governing the preparations of meats for use as food.

For these reasons the Board to-day decided to establish the same standard of qualifications for these offices as is set by the United States Department of Agriculture.

I. 6.10.1941
 Dr. David Elwyn Hickman passed away quietly at 8.10 this morning at his home, 333 West Union street, West Chester, having observed the 59th anniversary of his birth yesterday. He had been in ill health for the past year. *LG 116*

Dr. Hickman was born at Gradyville, Delaware county, a son of the late Baynton and Hannah J. Hickman. Having completed the course in the public schools, he took a business course, and later entered the Veterinary School of the University of Pennsylvania.

Following his graduation, he practiced his profession in West Chester and for twenty-nine years was State veterinarian for Chester and Delaware counties for the Bureau of Animal Industry, with headquarters in West Chester. He retired several years ago and later held a position with the Penn Mutual Fire Insurance Company.

He was a deacon in the First Presbyterian Church of West Chester, and for several years president of the Men's Bible Class, in which he took much interest. He was a member of West Chester Lodge, No. 322, F. & A. M.; Howell Chapter, No. 202, R. A. M.; the Tall Cedars of Lebanon and the American Veterinarians Association.

For a number of years he had served as president of the Board of Health of West Chester.

He married Miss Lavina Althouse, of Palmyra, N. J., who survives, with these children: Lawrence E., who was graduated this year from the Edinboro State Teachers College, where he specialized in art; Dr. John B., a veterinarian, married and living on South High street, this borough; David E., Jr., married, and living at Fern Hill, and Elizabeth, at home.

A sister, Elizabeth, wife of Howard Forsythe, and a niece, Betsy Forsythe, a favorite with her uncle, also survives, as does John E. Johnson, a first cousin, who was reared in the family as a brother.

Dr. Hickman was a devoted husband and father, and was highly esteemed by all who knew him. News of his passing was received with regret by a host of friends.



David Elwyn Hickman, Jr., above, son of Dr. and Mrs. D. E. Hickman, 333 West Union street, receives the degree of bachelor of science in business administration at the 75th annual graduation exercises of the Pennsylvania Military College, at Chester, today. Mr. Hickman's class comprises 20 young men, all of whom will receive a commission in the U. S. Army (8.1937) Reserve Corps.

6.8.1937
I. 6.5.1939

Hickman—Cassell

At the altar of historic Valley Forge Memorial Chapel, Mary Venus Cassell, daughter of Mr. and Mrs. Clyde Richard Cassell of Norwood, became the bride of David Elwyn Hickman, Jr., son of Dr. and Mrs. David Elwyn Hickman, of West Chester, at 3 o'clock, Saturday afternoon.

The double-ring ceremony was performed by the Rev. John Robbins Hart rector of the chapel, in the presence of a hundred or more relatives and friends of the two families.

I. 4.15.1942

First Lieutenant David E. Hickman, Jr., recently was placed in command of Squadron A, Group VII of the A. C. R. C. at Maxwell Field in Montgomery, Ala. *4.15*

Lieutenant Hickman, the son of Mrs. D. E. Hickman, 333 West Union street, will be remembered as one of Pennsylvania Military College's football stars of several years back. Before accepting a commission in the active ranks of the Air Corps, he was employed at the Sun Ship Company in Chester.

L 10.9.1942

Promotion of 1st Lieut. David Elwyn Hickman, Jr., of West Chester, to the rank of captain has been announced by the War Department. Captain Hickman, an infantry reserve officer, was called to active service with the Army Air Forces in September, 1941, and since that time has been on duty at Maxwell Field. He is at present commanding officer of a group of four cadet squadrons in the Pilot Pre-Flight School here. His group recently won a trophy as the best all-around group in the cadet corps of the school. Captain Hickman is a graduate of West Chester High School and also of Pennsylvania Military College where he was a member of the Class of 1937. During his college career he was prominent in football, basketball, wrestling, and tennis. He was formerly construction engineer for Sun Ship and Dry Dock Co., Chester. Captain and Mrs. Hickman, the former Mary Ellen Cassell, and their ten-month-old daughter, Brenda Rebecca, reside at 2001 Madison avenue, Montgomery.

L 7.24.1944

Maxwell Field, Ala.—The promotion to Major of Captain David E. Hickman, of 333 West Union street, West Chester, was announced here recently.

Major Hickman, who was a construction engineer before he joined the Air Force, is a section commander at the AAF Pre-Flight School here.

He has been stationed at this air base since September, 1941.

L 9.9.1944

Major and Mrs. David E. Hickman are receiving congratulations on the birth of a son, David, Jr., on September 8, in Montgomery, Ala., near Maxwell Field, where Major Hickman is stationed. The little boy will be welcomed at home by a sister, Brenda. The paternal grandmother is Mrs. D. Elwyn Hickman, of 333 West Union street.

L 4.28.1966

Retired Colonel Named to Post At State College

A Chester County native who retired last year after 25 years as an officer in the U.S. Air Force has been named assistant business manager at West Chester State College.

Lt. Col. David E. Hickman, who lives at 3449 Humpton rd., Downingtown, graduated from West Chester High School in 1933.

He graduated from Pennsylvania Military College where he was awarded varsity letters in football, basketball, wrestling and tennis.

Upon graduation from college in 1937, he was commissioned a second lieutenant of infantry in the Officer Reserve Corps.

He was employed at the Sun Ship Company from 1938 to 1941 on various project development phases of the Houdry Cracking Plant Construction, and in the field as a supervisor.

He was called to active duty in the United States Army in 1941 and detailed to the Army Air Corps.

He was stationed at Courtland, Ala., and Sebring, Fla., as the commandant of the Military Instructors Transition Schools for four-engined B-24's and B-17's.

At the end of the war, Colonel Hickman returned to civilian life for a short period before being recalled to active duty as a regular Air Force officer.

His postwar service included assignments at the headquarters of the 11th Air Force, in the Alaskan Air Command, Continental Air Command and in England.

Colonel Hickman's wife, Mary, is a gifted painter, and has participated in art exhibitions here and in England.

The Hickmans have two daughters, Mrs. Brenda Miller, now living in South Carolina, and Jane, a high school senior, and a son, David J., an undergraduate in business administration at Toledo University.

L 9.6.1969

Hickman—Bilbrey

Miss June Lynn Bilbrey and David Elwyn Hickman III were married at 6:30 p.m. Saturday, Aug. 30, in the Little Flower Church, Toledo, Ohio.

The bride is the daughter of Mr. and Mrs. James M. Bilbrey of Toledo, Ohio.

The groom's parents are Col. and Mrs. David Elwyn Hickman of "Spring Hill" Humpton Road, Downingtown. He is the grandson of Mr. and Mrs. Clyde R. Cassell Sr. of Downingtown and the late Dr. and Mrs. David Elwyn Hickman Sr., of West Chester.

A reception was held at Scott

Park Banquet Room, Toledo immediately following the ceremony.

The bride is a graduate of St. Ursula Academy and attended University of Toledo.

The groom is an alumnus of Manlius, N.Y. and University of Toledo. After a wedding trip to northern Michigan, Lt. and Mrs. Hickman will live in El Paso, Tex. Lt. Hickman will be stationed with the army in October at Fort Bliss, Tex.

... suffered by him the said William Steel, his Heirs Executors, or administrators, or any other
 person or persons lawfully claiming or to claim by them or under them themselves or
 either of them — In Witness whereof the said William Steel hath hereunto set his
 hand and seal the day and year first above written — Will: Steel
 Signed Sealed and delivered in presence of — Samuel Floyd Evan Evans
 We it remembered, that the above William Steel, came before me, one of the Justices
 for Chester County, and cheerfully Acknowledged the above to be his Act and Deed,
 and desired the same might be recorded — Given under my hand and seal of 2nd day
 of November Anno Domini 1770 — Evan Evans
 Recorded the 5th day of December 1782

Robert Valentine son } This Indenture made
 Robert Valentine Jun^r } the fiftenth day of the ninth month in the year of
 our Lord One thousand Seven hundred and eighty One Between Robert Valentine
 of East Caln Township in Chester County in Pennsylvania yeoman of the one part and
 Robert Valentine Elderst son and Heir of the said Robert Valentine of the other part.
 Whereas James Mendenhall and Hannah his wife by their Indentures of lease and release
 bearing date respectively the twenty fourth and twenty fifth days of the fifth month 1762
 for the consideration therein mentioned did grant Buygain sell and convey unto the
 said Robert Valentine, the father (also yeoman) Two Acres or parts of land, shoule lying
 and being in East Caln Township aforesaid the one Beginning at a white Oak being
 a Corner of Joseph Pikes land Thence East by William Pons and Romans lands One hundred
 and forty two perches and an half to a post, thence South by Aaron Mendenhalls land seventy
 Nine perches to a Black Ash Tree Thence North sixty degrees West Fifty nine perches to a post,
 Thence North six perches to a Hickory sapling Thence South twenty seven degrees East Thirty three
 perches to a post by the East side of the Creek Thence West One hundred and six perches to a
 post near a white oak sapling marked for a corner in the line of Joseph Pikes land
 thence South by the same land One hundred and forty six perches to the place of Beginning
 Containing One hundred and thirtysix Acres and One hundred and seven teen perches
 the other Beginning at a post in Joseph Pikes line near to the said White oak sapling mar-
 ked as a corner, thence South by Joseph Pikes land ninety perches to a corner, thence North
 by the said Aaron Mendenhalls land six courses and distances (viz) East twenty nine perches
 and a half to a Hickory South seventy nine degrees East, forty eight perches to a white oak, South
 South thirteen degrees East Eighteen perches to a Black Oak, South forty eight degrees East
 twelve perches to a Cherry, South twenty eight degrees East, Thirty six perches to a white
 oak, and South three degrees West, Twenty six perches to a post near a white Oak at the
 East side of the Creek marked as a corner, Thence West by the first described Tract,
 One hundred and six perches to the place of Beginning Containing Fifty Acres and
 One hundred and six perches Together with a Water Course Fresh Mill erected on the last
 (described)

12 described Tract To hold the said two Tracts or parcels of land and Mill with their appurtenances unto the said Robert Valentine the Father, and to his Heirs and assigns Forever, as by the said Indenture may appear. And Whereas Richard Pike of Centre in the Kingdom of Ireland, by his Attorney Charles Davis by his Indenture bearing Date the twenty fifth day of January 1703. for the Consideration therein mentioned did grant bargain, sell and confirm unto the said Robert Valentine the Father a certain piece or parcel of land Situate in East Cabn Township aforesaid and adjoining to the two Tracts of land above described Beginning at a White oak in a line of land of William Pim and at a corner of Garbn Mendenhalls land thence by the said Mendenhalls land North two hundred and forty perches crossing a Branch of Brandywine to a Chesnut Tree, thence East three perches to a White oak thence North partly by the same land, and partly by Hugh Stalkers land sixty eight perches to a post, thence West by lot N^o 1 One hundred and ten perches to a Black oak thence South by Lot N^o 1 Three hundred & eight perches to a post, thence East by the said land of William Pim One hundred and seven perches to the place of Beginning containing One hundred and ninety five Acres, and Eighty three perches, and the usual Allowance for Roads and Highways, (This Tract is marked N^o 8 in a General Plan of a large Tract and is part thereof, which was granted by Patent, dated the thirtieth day of August 1703 recorded at Philadelphia in Patent book A Vol: 2^d page 576 unto Joseph Pike in fee) Who by Indenture dated the ninth day of March 1711 recorded at Philadelphia in Book E Vol 6th page 105th granted the same with other land unto Ebenezer Pike in fee, who died seized thereof and having first made his last Will and Testament, in writing bearing date on or about, the nineteenth day of August 1724, Devised the premises in whole unto the above named Richard Pike Dec^d Now this Indenture Witnesseth, that the said Robert Valentine the Father as well for and in consideration of the natural love and affection which he hath and beareth unto the said Robert Valentine the son, as also for the better maintenance, support livelihood and preferment of his said son and in consideration of the sum of five hundred Pounds lawful money of Pennsylvania, to the said Robert Valentine the Father in hand paid by the said Robert Valentine the son upon the sealing and delivery hereof, the receipt whereof the said Robert Valentine the Father doth hereby acknowledge. All that Given Granted Alien Enfeoff and Confirmed, and by these presents Doth give grant Alien Enfeoff and confirm unto the said Robert Valentine the son (in his actual quiet Possession and being now being) and to his Heirs and assigns All and Singular those Three Tracts of land by metes and bounds herein before respectively and particularly set forth and described, Together with the Water Corn or Grist Mill, and also all and singular other the Mezuages Tenements, Houses buildings Barns Stables Gardens Orchards fields meadows, Plantations Saw Mill Dams, Ditches, Ways Woods Waters Water Courses Fishings Howlings Sawking Huntings rights liberties priviledges improvements, Hereditaments and appurtenances whatsoever, to the said Three Tracts of land above described, Water Corn or Grist Mill Saw Mill and every of them respectively belonging or in any wise appertaining and

Whereas Robert Valentine of the Township of East Caln County of Chester and State of Pennsylvania being weak in body but sound in mind and Memory calling to mind the uncertainty of Life do make and constitute this as my last Will and Testament this twenty seventh day of the tenth month One Thousand Eight hundred and two to wit in the first place let my funeral expences ~~be~~ and just debts be paid for which I allow one hundred acres at the west end or Side of my Land running two Hundred and Twenty Perches north from the line of Land formerly belonging to Isaac Pim and along the ~~line~~ of Thomas Pim and as wide from P. line as will make the quantity before mentioned and let all my Personal Estate be sold for the best price that can be got first I give and bequeath to my beloved Wife Ann Valentine the third part of the Pents she may arise from a moderate Calculation ~~and she~~ shall have two Rooms in the House we now live in and she shall have her choice of them and she shall have Sufficient quantity of good fire Wood cut and brought to the door in suitable lengths for her fire place when if she refuse to do she ~~may hire it done and my sons pay for it~~ I also bequeath her the choice of my my Beds and bedding a Horse and Cow kept Summer and Winter Sufficiently with grass and hay all these priviledges is only to last while she is my Widow but if she Marries she is to receive none of these Benefices, which Injunction I leave on my ~~three~~ sons to fulfil to their Mother to wit Samuel Robert & Jacob Valentine. Item I give and bequeath to my Daughter Tamzin Miller fifty Pound current Money of Pennsylvania to be paid in two years after my Decase and all accompts standing against her to be well and void. Item I give and bequeath to my Daughter Rachel one half the Value I give to a son — and lastly I give and bequeath to my Seven sons to wit Samuel, Robert, Jacob, George, Reuben, Abram, and Bond Valentine, all the residue of my Estate Share and Share alike, and the Younger Children to be brought up on the profits of their their part of Estate till they are fit to go to trades and if any of them should die before they arrive to the age of twenty one years their share shall be divided equally among the rest of my sons that may survive Share and Share alike, and further the Estate my Daughter Rachel is to have every one of my Sons is to pay her an equal Share of it four years after my Decase. I do hereby Ordain and constitute my beloved Wife, and my three oldest Sons Samuel, Robert and Jacob Valentine

Executors to this my last will and testament, and I do hereby
revoke all other Wills and Testaments besides this.

I acknowledge and publish this as my last Will and
Testament as Witness my hand and Seal the day and year
first above written

Signed and Sealed acknowledged
in the presence of us

Robt. Valentine

Moses Mendenhall affm^d

In Mendenhall not present
Michael Beck affm^d

Testament in writing and under the hands of the said Thomas
 Alouth in the year one thousand eight hundred and two in
 which he conveyed unto the said Thomas Alouth the said
 land together with the right of the said land and the
 said Thomas Alouth did give and the said Thomas Alouth
 disposed of for the best price they could obtain to be collected of persons
 other lands as their own lands as used by the said Thomas Alouth
 this decree daily proved and accompanied in the presence of
 West Chester the same being the same had appeared in presence
 whereof the said Thomas Alouth after the said Thomas Alouth
 given of the same and place of sale of the said Thomas Alouth
 in the year one thousand eight hundred and two in the presence
 one hundred acres of land to be sold by force of law and sold the same
 to the said John Pinn for the sum of fifty hundred pounds
 he gave the highest bid for the same and had possession
 for the same. Now this is to certify that the said Thomas Alouth
 before time in full value of the said land and the same
 and for and in consideration of the sum of fifteen hundred pounds
 current lawful money of the said Kingdom of Great Britain paid
 by the said John Pinn and by the receipt and discharge
 hereof the receipt whereof this is to certify and discharge
 account of the said land and the same and the said John Pinn
 by these presents have granted conveyed sold assigned
 assigned and confirmed unto the said John Pinn
 all also in full value and confirmed unto the said John Pinn
 and to his heirs and assigns all the aforesaid piece or parcel of
 one hundred acres of land bounded as is described as follows
 to wit beginning at a corner of Thomas Pinn's land in the line
 of land of the said John Pinn deceased thence by the said Thomas
 Pinn's land to the land of the said Thomas Pinn's land with
 four acres and three quarters and two hundred
 perches to a post thence by other lands of Robert Valentine deceased
 South eighty five degrees and a quarter East seventy two furlongs
 and seven tenths of a perch to a post thence South four degrees
 three quarters East two hundred and twenty five perches in
 the line of land of the said John Pinn deceased thence by the same
 South eighty five degrees and a quarter West seventy two perches
 and seven tenths of a perch to the House of the said Robert Valentine
 one hundred acres of land. Together with all the rights and
 the appurtenances which in any way water course right or title
 privilege hereditament or other appurtenance whatsoever then
 now or hereafter shall or may in any way appertain unto the said
 demesne lands of the said John Pinn and also all the
 estate right title interest profits or advantage whatsoever
 now or hereafter shall or may in any way appertain unto the said
 John Pinn the said John Pinn's heirs and assigns forever.

John Tim
Thomas Tim
Whis Indenture

the twenty ninth day of the third month in the
year of our Lord one thousand eight hundred
and twenty two BETWEEN John Tim of the
Township of East Calu in the County of Chester and State of Texas a
Yoman of the one part and Thomas Tim of the Township of East
Calu aforesaid Yoman of the other part WITNESSETH that the
said John Tim for and in consideration of the sum of five thousand
dollars of lawful money of the State aforesaid to him in hand well
and truly paid by the said Thomas Tim at and before the sealing
and delivery hereof the receipt whereof he doth hereby acknowledge
and that he acquit remitate and forever discharge the said Thomas
Tim his Heirs Executors and Administrators by these presents **DO**
granted bargained sold aliened infeoffed released and confirmed and
by these presents **DO** grant bargain sell alien infeoff release and
confirm unto the said Thomas Tim his Heirs and Assigns All that
plantation and tract piece or parcels of land situate lying and being
in the Township of East Calu aforesaid bounded and described as
as follows to wit **Beginning** at a corner of the said Thomas
Tim's other lands in the line of land late of Isaac Tim deceased thence
by the said Thomas Tim's other and land of Isaac Spackman North
four degrees and three quarters West two hundred and twenty perches
to a post thence by land late of Robert Valentine deceased North eighty
five degrees and a quarter East seventy two perches and seven tenths
of a perch to a post and south four degrees and three quarters East
two hundred and twenty perches to a post in a line of land late of
Isaac Tim aforesaid thence by the same South eighty five degrees and
a quarter West seventy two perches and seven tenths of a perch to the
place of beginning containing one hundred Acres of Land be the
same more or less (being the same premises which said Valentine
Samuel Valentine Robert Valentine and Jacob Valentine Executor of
the last Will and Testament of Robert Valentine late of the said Town-
ship of East Calu deceased by Indenture bearing the fourteenth day
of the fourth month Anno Domini one thousand eight hundred and
three duly executed and recorded in the recorder's Office in and for said
said County of Chester in Deed book L 2 and 46 page 205 granted
and conveyed to the said John Tim in fee) **TOGETHER** with all
and singular the houses buildings gardens Orchards meadow wood
Waters Water courses rights liberties privileges hereditaments im-
provements and appurtenances whatsover therunto belonging or
in anywise appertaining and the reversions and remainders rents
issues and profits thereof And also all the State right title interests
property claim and demand whatsoever of him the said John Tim

I Thomas Tim of the Township of East Caln in the County of Chester and State of Pennsylvania being in Reasonable health of body and of sound disposing mind and memory for the purpose of disposing of such worldly Estate as I have been blessed with Do make this Instrument of writing and ordain it as and for my Last will and Testament In manner following that is to say First of all it is my will and I hereby order and direct my Executor herein after named that as soon as may be convenient after my decease, all my just debts and funeral Expences be paid out of my personal Estate Item I Give and bequeath to my beloved wife Mary Tim, as much of my household and kitchen furniture as she may see Cause to take my horse Gig and one Cow her Choice part of my Stock, all the Tenths dues and profits of that part of my Plantation now in the Tenure of Peterck Meittand in the said Township of East Caln, during her natural Life (It is Intended that any Crop on the premises at my decease which would have been coming to me shall be hers, together with five hundred dollars in money to be paid by my Executor out of the first money that may come to his hands, It is my will that the several bequests herein made to my wife Mary should be and they are mentio-
ned and intended to be in lieu of her right of Dower out of my Estate Item I Give and bequeath to my son Richard Tim all that Plantation and tracts of Land whereon I now live and occupy which I hold by the Last will and Testament of My Father Thomas Tim, Sen, Situate in the Township of East Caln aforesaid bounded by Lands of John Tim Lewis Hooper and others Containing one hundred and eighty five acres or thereabouts be the same more or less with all the appertinances there unto belonging or in any wise appertaining to him my said son Richard and to his heirs and assigns forever I also Give and bequeath to my said son Richard all that Plantation and tract of Land Situated in the said Township of East Caln adjoining the before mentioned Plantation, Abrahom Roman John Tim and others Containing two hundred acres with the usual allowance be the same more or less It is the same tract of Land Conveyed to me by the Execu-
-tion of Isaac Tim Sen, together with all the appertinances thereunto belonging or in anywise appertaining to him my said son Richard and his heirs and assigns forever only reserving the Tenths dues and profits of the Last mentioned Plantation for his Mother Mary Tim during her natural Life, I also Give and bequeath to my said son Richard my desk book Case Clock and Case now in the house I now live in together with all my Carts waggons plows harrows and Farming Essentials of Every description Item I Give and bequeath to my Daughter Hannah Remington four thousand dollars Exclusive of what she has heretofore had

Turnover

Item I Give and bequeath to My Daughter Sarah Pinn all that Lot or parcel of Land Situate in the Said Township of East Caln bounded by Lands late of Samuel Cunningham decd, Absalom Roman and others that I bought of John Pinn Containing twenty three acres or thereabouts be the same more or less together with all the appertinances thereunto belonging in Case she my Said daughter Sarah should have Lawfull Issue to her heirs and assigns forever but if she should not have such Issue to have and to hold the same during her natural Life reserving a prevelage to my son Richard of Quarrying lime stone out of the Quarry on D premises and take as much away as he may want to manure the other Land bequeathed to him he keeping the said Quarry in Good order I also Give and bequeath to my D daughter Sarah the Sum of three thousand Dollars to be at her own disposal, but if My Said daughter Sarah should die without such Issue then in that case I Give and bequeath the same to my said son Richard his heirs and assigns forever, Item I Give and bequeath to my Daughter Mary Gibbons four thousand dollars Exclusive of what she has already had, Item I Give and bequeath to my Daughter Ann Pinn all that tract or parcel of Land lying and being in the Said Township of East Caln adjoining my other Lands bequeathed to my said son Richard, the heirs of Robert Valentine decd, and others Containing one hundred acres be the same more or less to her my Said daughter Ann her heirs and assigns forever I also Give and bequeath to my said daughter Ann the Sum of one thousand dollars in money all the above bequests to my wife and daughters if to be paid by my said Executor in one Year after my Decese out of my Personal Estate if so much there should be after all my just debts and funeral Expences are paid if my Estate should not hold out then to be a reduction in Exact proportion of their respective Legacies but if my Personal Estate should over pay all D Legacies the Reversions thereof It is my will should be Equally divided amongst all my daughters to wit Hannah Sarah Mary and Ann Shaw and part alike, my said Children bringing no Charge against my Estate for service done for me, I do hereby nominate constitute and appoint my said son Richard Pinn of East Caln Township aforesaid my Sole Executor of this my Last will and Testament declaring this Instrument of writing to be my Last will and Testament revoking disannulling and making utterly void all former wills by me heretofore made Testifying and Confirming this and no other to be my Last will and Testament
turnover

In witness whereof I have hereunto set my hand
and seal this Twentyfirst day of January in the
Year of our Lord one thousand eight hundred
and Twenty six 1826

Signed sealed published and
declared by the said Thomas Pim
as and for his last will and
Testament in the presence of us
who at his request and in his
presence have hereunto set our hands

Thos Pim

Robert Milley }
Joseph I Miller }
Robert P. Miller }
Notaryes aff: 20 of Novembe 1826
Sole & only Executors affirmed

West Chester November 20th 1826 Then pers
onally appeared Robert Milley Joseph I Miller
Robert P. Miller who being solemnly affirmed
in due form of Law did severally declare and
say that they were personally present and did
see and here Thomas Pim the Testator in the
foregoing Instrument of writing named
before and published pronounced and declared
the same as and for his last will and tes
tament, and that at the doing thereof he was of a
sound and well disposed mind and memory
to the best of their knowledge and belief

Affirmed before

Wm W. Stearns Deputy Recor

Be it remembered that on the 20th day of No
vember in the Year of our Lord one thousand
Eight hundred and twenty six the last will
and Testament of Thomas Pim, was proved and
approved in due form of Law and letters testa
mentary thereon were granted to ~~Robert P. Miller~~
sole Executor thereon named he being

I, Anne Pin of the Borough of West Chester, County of Chester, and State of Pennsylvania, desiring to settle my outward affairs while in health, and have ability to do so, do make this my last Will and Testament, as follows.

I desire my executor hereinafter named to pay all my just debts and funeral expenses, as soon as convenient after my decease.

I order and direct my said Executor to sell all my real Estate, Consisting of a farm of about one hundred acres of land in East Calm township, Chester County, and my dwelling and lot, on the South side of Chestnut Street between Church and High Streets, in the Borough of West Chester, and to sign, Seal and deliver, such Deeds of Conveyance as may be necessary to convey good and sufficient titles for the same to the purchasers thereof.

I also direct my said Executor to dispose of all my personal property not hereinafter specially bequeathed and from the fund arising from said sales of real and personal property (after paying my just debts and expenses as aforesaid and the expenses and Compensation for settling my Estate, and the collateral inheritance tax thereon) to pay the following legacies to wit

Item To the eight Children of my deceased brother Richard Pin, namely, George E Pin, Sarah Pin Savory, Anne Pin Cope, Mary Pin Dillingham, Emily H Pin, Lydia Pin Thatcher, Fannie W Pin and Richard P Pin, one thousand dollars each
\$8000.

the same might be recorded as such, the said Sabella Surin being of full age, separate and apart from her husband by me examined, declared that she did voluntarily and of her own free will and accord, seal and as her act and deed deliver the said Indenture without any coercion or compulsion of her said husband, the contents thereof having first been by me fully made known unto her.

Witness my hand and Seal the day and year above said

Samuel R. Parker



Recorded April 3 1883

Deed

George E. Pinn, Esq.
To
Morgan Mercer

This indenture made the third day of April in the year four Lord One thousand Eight hundred and Eighty three Between George E. Pinn, Executor of the last will and Testament of Anne Pinn, late of the Borough of West Chester in the County of Chester and State of Pennsylvania deceased of the one part, and Morgan Mercer of the township of Calm in same County and State of the other part;

Whereas, Thomas Pinn late of the township of East Calm, in the County and State aforesaid became in his lifetime and was at the time of his death seized in his demise as of fee, among other lands of and in a certain messuage and tract of land situate in the township of East Calm, containing One hundred acres more or less and being so thereof seized made his last will and Testament dated the 21st day of January 1826, since his decease duly proven on the 20th day of November of same year and remaining of record in the Registers Office of Chester County aforesaid in Will Book D, 16 page 28 or therein and whereby he did among other bequests give to his daughter Au Pinn All that tract or parcel of land lying and being in the township of East Calm aforesaid lands bequeathed to Richard Pinn, fully heirs of Robert Valentine containing One hundred Acres more or less to be held by his said daughter Au Pinn, her heirs and assigns forever. And whereas the said Au Pinn being the same person herein named Anne Pinn being lawfully seized of said premises by virtue of the aforesaid Will, made her last will and Testament dated February 10th 1876, since her decease duly probated on January 25th 1882 and remaining of record in the Registers Office of Chester County in Will book A 2 Vol 26 page 145 or therein and whereby she directs her Executor to sell her farm of about one hundred acres in East Calm (now Calm) and Authorizes her said Executor to sign, seal and deliver such deeds of conveyance as may be necessary to convey good and sufficient titles for the same to the purchaser thereof, and of which said Will she appointed George E. Pinn, Executor.

Now this Indenture Witnesseth, that the said George E. Pinn, Executor as aforesaid for and in consideration of the sum of Five thousand dollars lawful money of the United States to him in hand paid by the said Morgan Mercer at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged hath granted, bargained, sold, aliened, released and confirmed and by these presents, and by virtue of the authority given him in the said Will of Anne Pinn deceased doth grant, bargain, sell, alien, release and confirm unto the said Morgan Mercer and to his heirs and assigns all that messuage and tract of land situate in the township of Calm (formerly East Calm) in the County of Chester, and state of Pennsylvania, bounded and described as follows; Beginning at a corner of Thomas Pinn's other land, thence by the same an land of Isaac Spackman North four degrees and three quarters West Two hundred

twenty perches to a post, thence by land late of Robert Valentine, deceased, North Eighty five degrees and a quarter East Seventy two perches and seven tenths to a post, and South four degrees and three quarters East two hundred and twenty perches to a post in line of land late of Isaac Pim, thence by the same South Eighty five degrees and a quarter West Seventy two perches and seven tenths to the place of beginning, containing one hundred Acres of land more or less, the description and bearing and distances being copied from a deed made by John Pim to Thomas Pim aforesaid for the same premises, said deed dated March 29th 1842, and on record in the Recorder's office of Chester County, in deed Book J 3 Volume 67 page 205. reference thereto being had will more fully appear. The Owners of the adjoining properties at this time being John Edge, Isaac Spackman, John Benson, and Jacob C Edge. Together with all and singular Buildings, improvements, Woods, ways, waters, water courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof, and all the estate, right, title, interest, use, trust, property, possession, claim and demand what soever of him the said George & Pim, as Executor, in law, Equity, or otherwise howsoever of in to or out of the same.

To have and to hold the said Messuage and tract of land, Hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the Appurtenances, unto the said Morgan Mercer, his heirs and assigns, to and for the only proper use and behoof of the said Morgan Mercer his heirs and assigns forever.

And the said George & Pim, Executor aforesaid, for himself, his heirs, Executors and Administrators doth covenant promise and agree, to and with the said Morgan Mercer, his heirs and assigns by these presents, that he, the said George & Pim, hath not done, committed or knowingly or willingly suffered to be done or committed any Act, Matter or Thing whatsoever which the premises hereby granted, or any part thereof, is or, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Parties to these Presents have hereunto interchangeably set their hands and seals the day and year first above written.

Sealed and Delivered
in the presence of
Alfred P Reed
J. W. Baldwin

State of Pennsylvania
County of Chester } S.S.

Geo. E. Pim Exor of A. Pim

On the third day of April, 1883, before me a Notary Public in and for said County and State personally appeared the within named George E. Pim, and in due form of law acknowledged the within foregoing Indenture to be his Act and deed, and desired the same might be recorded as such. Witness my hand and Notary Seal the day and year aforesaid.

Wm. S. Hinkle
Notary Public

Recorded April 3 1883

DEED

This Indenture,

Made the Twenty-first day of

March in the year of our Lord one thousand nine hundred and ten

Samuel F. MacDonald TO

John Cook

Between Samuel F. MacDonald of the Township of Calm, County of Chester and State of Pennsylvania and Carrie W. his wife, parties of the first part and John Cook of the Township of East Grandyune County and State aforesaid, party,

of the second part: Witnesseth, The said parties of the first part, for and in consideration of the sum of Five thousand dollars (\$5,000) lawful money of the United States of America, well and truly paid by the said parties of the second part to the said parties of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents, do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his Heirs and Assigns, all that certain message and tract of land situate in the Township of Calm in the County of Chester and State of Pennsylvania, bounded and described as follows:

Beginning at a corner of Thomas Pind's land; thence by the same and land of Isaac Spackman, north four degrees and three quarters west two hundred and twenty perches to a post, thence by land late of Robert Valentine, deceased north eighty-five degrees and a quarter east seventy-two perches and seven tenths to a post and south four degrees and three quarters east two hundred and twenty perches to a post in line of land late of Isaac Pim; thence by the same south eighty-five degrees and a quarter west seventy-two perches and seven tenths to the place of beginning.

Containing one hundred acres of land more or less. Excepting there out all that message and tract of land conveyed by Morgan Mercer to Jarvis Ellis, of the Township, County and State aforesaid, said message and tract of land being bounded and described as follows:

Beginning at a lime stone a corner of other lands of said Ellis in line of Isaac Spackman's land; thence by said Spackman's land south ten minutes each eighteen rods and ninety seven hundredths to a stone in the middle of the public road leading from Edge's Mill to Calm Meeting House; thence by the middle of said road and other lands of said Mercer north seventy six and one half degrees east twenty eight rods and twenty-six hundredths to a stone, north sixty three degrees east ten rods and ninety-six hundredths and north seventy three degrees and three quarters east, fourteen rods and nine hundredths to a stone in line of other lands of said Ellis; thence by his land north eighty-seven degrees and fifty minutes west, fifty-five rods and sixty-three hundredths to the place of beginning. Containing three acres and seventy seven perches of land more or less.

Recorded in the Recorder's Office of Chester County, Pennsylvania, in Deed Book 9-10, Page 551. Being the same premises which Morgan Mercer by his deed dated the tenth day of March, A.D. 1899 and recorded in the Recorder's Office of Chester County in Deed Book X-11, Vol. 270, Page 226, granted and conveyed unto Samuel F. MacDonald, party hereto in fee.

7-125-51
DUK 158-3
P13-58

DEED.

This Indenture, Made the Sixth

MORGAN MERCER TO

SAMUEL F. M^cDONALD

March in the year of our Lord one thousand eight hundred and Ninety Nine day of BETWEEN Morgan Mercer of the Township of Balm. in the County of Chester and State of Pennsylvania of the first part and Samuel F. M^cDonald of the same Township

of the second part: WITNESSETH, That the said party of the first part, for and in consideration of the sum of Five Thousand Dollars lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the enacting and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents, does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his Heirs and Assigns,

All that certain messuage and tract of land situate in the Township of Balm. in the County of Chester and State of Pennsylvania. Bounded and described as follows. Beginning at a corner of Thomas Spackman's land thence by the same land of Isaac Spackman. North four degrees and three quarters. West two hundred and twenty paces to a post. thence by land late of Robert Valentine. deceased North eighty five degrees and a quarter. East seventy two paces and seven tenths to a post and South four degrees and three quarters East two hundred and twenty paces to a post in line of land late of Isaac Pinn. thence by the same South eighty five degrees and a quarter West seventy two paces and seven tenths to the place of beginning. Containing one hundred acres of land more or less. Excepting thereat all that messuage and tract of land conveyed by the said Morgan Mercer to James Ellis. of the Township of Balm. and State aforesaid. Said messuage and tract of land, being bounded and described as follows. Beginning at a line stone a corner of other lands of Ellis. in line of Isaac Spackman's land. thence by said Spackman's land South two minutes East eighteen rods and ninety seven hundredths to a stone in the middle of the public road leading from Edgemoor Mill to Balm meeting house. thence by the middle of said road and other lands of said Mercer. North seventy six rods one half degrees. East twenty eight rods and twenty six hundredths to a stone North sixty three degrees East ten rods and ninety six hundredths. and North seventy three degrees and three quarters East nineteen rods and nine hundredths to a stone in line of other lands of said Ellis. thence by his land North eighty seven degrees and fifty minutes West fifty five rods and sixty three hundredths to the place of beginning: containing three acres and seventy seven perches of land more or less. Recorded in the Records Office of Deeds of Chester County. Pennsylvania. in Deed Book F70. Page 551 - The premises hereby conveyed being part of the same tract of land conveyed to the said Morgan Mercer by George E. Pinn. deceased. and on record in the Records Office of Deeds of Chester County. Pennsylvania in Deed Book 59. Vol. 215. Page. 4. reference being thereto had well fully and at large appears.

DEED

JOHN COOK, & WF.

This Indenture, Made the Fifth day of

November in the year of our Lord one thousand nine hundred and twenty one.

TO

BLANCHE O. HUMPTON, ET AL

BETWEEN John Cook, of the Township of Cain, County of Chester, and State of Pennsylvania, and Christianna S. Cook, his wife, of the first part; AND Blanche O. Humpton, Jane Humpton, and Leonard W. Humpton (being brother and sisters), all of the Township of West Marlborough, County and State aforesaid,

Witnesseth That the said part ies of the second part lawfully money of the United States of America, well and truly paid by the said part ies of the second part to the said parties of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said part ies of the second part, their Heirs and Assigns, as tenants in common

ALL THAT CERTAIN message and tract of land situate in the Township of Cain in the County of Chester and State of Pennsylvania, bounded and described as follows; BEGINNING at a corner of Thomas Pim's land; thence by the same and land of Isaac Spackman north four degrees and three quarters west two hundred and twenty perches to a post; thence by land late of Robert Valentine, deceased north eighty-five degrees and a quarter east seventytwo perches and seven tenths to a post and south four degrees and three quarters east two hundred and twenty perches to a post in line of land late of Isaac Pim; thence by the same south eighty five degrees and a quarter west seventy two perches and seven tenths to the place of beginning. CONTAINING one hundred acres of land, more or less. EXCEPTING thereout all that message and tract of land conveyed by Morgan Mercer to Jarvis Ellis, of the Township, County and State aforesaid, said message and tract of land being bounded and described as follows; BEGINNING at a lime stone a corner of other lands of said Ellis in line of Isaac Spackman's land; thence by said Spackman's land south ten minutes east eighteen rods and ninety seven hundredths to a stone in the middle of the Public road leading from Edge's Mill to Cain Meeting House; thence by the middle of said road and other lands of said Mercer north seventy six and one half degrees east twenty eight rods and twenty six hundredths to a stone north sixty three degrees east ten rods and ninety six hundredths and north seventy-three degrees and three quarters east nineteen rods and nine hundredths to a stone in line of other lands of said Ellis; thence by his land north eighty seven degrees and fifty minutes west fifty five rods and sixty three hundredths to the place of beginning. CONTAINING three acres and seventy seven perches of land, more or less. RECORDED in the Recorder's Office of Deeds of Chester County, Pennsylvania in Deed Book P-10, Page 551 (Also, excepting tract below). BEING the same premises which Samuel F. MacDonald and wife, by their deed dated March 21, 1910 and recorded in the Recorder's Office of Chester County in Deed Book V-13, Vol. 318, Page 277, granted and conveyed unto John Cook, one of the grantors herein, in fee. FURTHER excepting from the above described premises a lot of tract of land conveyed by the said John Cook and wife to Blanche O. Humpton and Jane Humpton (sisters) by Deed dated the eleventh day of October A. D. 1921, and said tract more particularly described as follows; BEGINNING at a point in the center line of the Public road leading from Edge's Saw Mill westward to the old Bally Road, said point being approximately one hundred feet eastwardly from a point in said public road opposite the southeast corner of the present farm house erected on the farm of which the lot hereby conveyed is a part; thence extending eastwardly along the center line of said public road one hundred feet to a point; and running backward from said public road in a northwardly direction between parallel lines of that width a distance of one hundred and twenty five feet. CONTAINING twelve thousand and five hundred square feet of land be the same more or less.

TOGETHER with all and singular the Buildings, Improvements, Woods, Ways, Rights, Liberties, Privileges, Hereditaments and Appurtenances to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever both in law and equity of the said part ies of the first part, of, in and to the said premises, with the appurtenances.

TO HAVE AND TO HOLD the said premises with all and singular the appurtenances unto the said parties of the second part, their Heirs and Assigns, to the only proper use, benefit, and behoof of the said part ies of the second part their Heirs and Assigns forever as tenants in common. Excepting as aforesaid

And the said parties of the first part, for themselves, their Heirs, Executors and Administrators, do by these presents covenant, grant and agree, to and with the said part ies of the second part their Heirs and Assigns forever, that they the said parties of the first part, their Heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said part ies of the second part, their Heirs and Assigns, against them the said parties of the first part, their heirs, and against all and every other person, or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them

SHALL AND WILL by these presents WARRANT AND FOREVER DEFEND IN WITNESS WHEREOF, The said part ies of the first part to these presents have hereunto set their hands and seals Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of C. Raymond Young, Alice L. Cook

: \$7.50 : : I. R. : : SEAL :

John Cook. (SEAL) Christianna S. Cook. (SEAL)

Received the day of the date of the above Indenture of the above named Grantees, the within mentioned consideration money in full. \$7500.

John Cook

State of Pennsylvania County of Chester ON THE Fifth day of November Anno Domini 1921, before me, a Notary Public, duly commissioned and qualified in and for said State, residing in said County

personally appeared the above named John Cook and Christianna S. Cook, his wife and in due form of law acknowledged the above INDENTURE to be their and each of their act and deed, and desired the same might be recorded as such

Witness my hand and Notarial seal the day and year aforesaid Recorded November 16, 1921.

C. Raymond Young, Notary Public My commission expires March 25, 1925.



Handwritten notes on the left margin: 442,597-D, P 24-100-SP, 91, F. D. 2889, 217, 01-15-1913, 2517-3456

This Indenture, Made the

19th

day of
hundred and

April
65

in the year of our Lord one thousand nine

Between

SARA SUE HUMPTON AND ELEANOR BAKER HUMPTON, Executrices under the will of BLANCHE O. HUMPTON, Deceased and RACHEL B. HUMPTON, widow, SARA SUE HUMPTON singlewoman, JANE HUMPTON, singlewoman, LEONARD W. HUMPTON, JR. AND GRACE F. HUMPTON his wife, ELEANOR B. HUMPTON, singlewoman

(hereinafter called the Grantor), of the one part,

AND

DAVID E. HICKMAN AND MARY C. HICKMAN, his wife

(hereinafter called the Grantees), of the other part

Witnesseth, That the said Grantors

for and in consideration

of the sum of Eighteen Thousand Dollars-----\$18,000.00

lawful money of the United States of America, unto them

well and truly paid by the said

at and before the sealing and delivery of

these presents, the receipt whereof is hereby acknowledged,

granted, bargained, sold, aliened, enfeoffed,

released and confirmed, and by these presents doth

grant, bargain, sell, alien, enfeoff, release and confirm unto the said

Grantees their heirs

and Assigns,

REAL ESTATE TRANSFER TAX

PAID ON \$18000.00

James B. Huff

Tax Coll

APR 22 2 36 PM '55

RECORDS OF DEEDS
CLERK OF COURTS
MEMPHIS, TENN.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan made for Leonard Humpton, Jr. by Edgar Laub, Registered Surveyor, Coatesville, Pa., dated December 17, 1964 as follows, to wit:-

BEGINNING at a point in the center line of a public road (L.R. 1004) a corner of lands now or late of Edgewood Manor Corp.; thence extending from said beginning point along the center line of the said public road South Eighty-nine degrees, thirty-one minutes, forty seconds East, Four hundred seven and fifty one-hundredths feet to a bolt a corner of lands now or late of Jane Humpton; thence extending along the same South Two degrees East, Three hundred fifty-one and twenty-three one-hundredths feet to a spike in the title line in the bed of Humpton Road; thence extending along the same the two following courses and distances: (1) South Eighty-eight degrees, four minutes West, One hundred nine and sixty-seven one-hundredths feet to an iron pin; (2) leaving the old bed of Humpton Road (abandoned) and extending along the relocated bed of Humpton Road, South Eighty-seven degrees, nine minutes, thirty seconds West, Three hundred twenty-four and twenty one-hundredths feet to an iron pin in line of lands now or late of Edgewood Manor Corp.; thence extending along the same North Two degrees, two minutes, thirty seconds East, Three hundred seventy-four and thirty-nine one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 3.491 acres of land be the same more or less.

BEING part of the same premises which John Cook and Christina S.; his wife, by Indenture bearing date the 5th day of November, A.D. 1921 and duly recorded at West Chester, in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book Y-15 volume 371 page 559 &c., granted and conveyed unto Blanche O. Humpton, Jane Humpton and Leonard W. Humpton, as tenants in common.

AND WHEREAS the said Leonard W. Humpton, departed this life on or about the 25th day of December, A.D. 1943; Intestate, leaving to survive him as his only heirs at law a widow, Rachel B. Humpton and three children: Sara Sue Humpton, Leonard W. Humpton, Jr. and Eleanor B. Humpton, to whom the above described premises vested under the Intestate Laws of the Commonwealth of Pennsylvania.

AND WHEREAS the said Blanche O. Humpton departed this life on or about the 25th day of September, A.D. 1955, leaving Will dated the 27th day of December, A.D. 1947, duly proven and registered at West Chester, in Will Book 68 page 167 wherein and whereby she devised as follows: "Item: I give and devise my share in the farm property located in Caln Township (held in the names of Blanche O. Humpton, Jane Humpton and Leonard W. Humpton) unto my sister, Jane Humpton, for and during the term of her natural life, and upon her death I give and devise the same unto my sister-in-law, Rachel B. Humpton, for and during the term of her natural life; upon the death of the survivor I give and devise the same in equal shares unto my niece and nephews, Sara Sue Humpton, Eleanor Baker Humpton and Leonard W. Humpton, Jr.", and wherein she appointed her nieces Sara Sue Humpton and Eleanor Baker Humpton executrices of said Will and to whom letters were granted.