

NELMS MANSION
201 EMBREEVILLE RD., CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

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House Histories
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History of
Nelms Mansion
201 Embreeville Road, Caln Township
Chester County, Pennsylvania

The history of the Nelms Mansion is to a great extent the history of the Thorndale Iron Works, though the Iron Works lasted only about fifty years and the mansion three times as long.

The land on which the Thorndale Iron Works and mansion were built was, like so much of Caln Township, the property of the Pims. In 1835 they sold to one John Bell, who promptly sold it to Joseph Miller. Miller held it only three years, selling in 1838 to James Forsythe. Forsythe was an iron manufacturer who had built and operated Triadelphia Iron Works in Coatesville for ten years, and he soon began building a new iron works at Thorndale. According to an old news clipping, the Iron Works "occupied the narrow strip of ground between the Turnpike [Route 30] and the Pennsylvania Railroad." Ten years later Forsythe brought his brother John into the business.

The tax record for 1850 shows "John & James Forsythe & Sons: 18 acres, rolling mill, 8 double tenements." But something went wrong; in September 1851 they tried to sell the whole thing, including "...a large stone dwelling house, containing ten rooms and a wash house...eight comfortable frame dwelling houses accommodating sixteen families [the 8 double tenements]." Therefore, the mansion must have been built in 1850 or 1851.

In January 1852, not having sold the place, the Forsythes put it in the hands of assignee, Charles Downing, who sold to Horace A. Beale, who had other iron works in Parkesburg. Eleven years later, in 1863, Beale sold to Joel Moorhead. William L. Bailey bought it from Moorhead in 1868, and eight years later brought in Charles L. Bailey and other members of the Bailey family. Joseph S. Patterson and Abraham S. Patterson bought into the company, too. Although it appears that William Bailey sold the company to other of his family, he apparently remained in the management, since news items in the 1880s refer to him as one of the proprietors. In 1889 he was going to Boston to "look after a large contract." The Baileys seem to have been benevolent bosses; several clippings report on company-sponsored trips to Philadelphia for the 1876 Centennial, to Fairmount Park, and to Atlantic City.

The Thorndale Iron Works story is not one of smooth progress. In the early years it changed hands several times, and even after the Baileys took it over, the news clippings report ups and downs. (See Families section.) Under Bailey ownership from 1868 to 1911, the iron manufactory buildings were demolished in 1902, "having been retired from service [nearly ten years before] on account of competition at Coatesville and elsewhere, and because of depression which prevailed at that time."

There is little information about the Forsythes, though they did name Thorndale, according to Pinkowski (see Families). The post office was actually called Thorndale Iron Works until 1895, a couple of years after the iron works had shut down, when the 'Iron Works' was dropped from the name. I could find nothing about the Pattersons, probably because they were absentee investors, one in Philadelphia and the other in Harrisburg. William and Charles Bailey, though, were widely

respected and civic-minded local citizens. In 1911, after both had died, the old house was sold to developer H. Graham Rambo, along with other large Bailey tracts. Rambo quickly sold the house and a little over three acres to Charles B. Conner, a Thorndale storekeeper and postmaster. Six years later Charles and Nora Conner sold the property to Conner's sister Laura and her husband D. Howard Nelms.

Besides Charles Conner, Laura Ames had two other brothers: Howard, a barber, who died tragically when his car was hit by a train at Thorndale (his wife Emma Goodwin Conner, who was with him, survived); and Jesse, who was somewhat retarded but who made himself useful, bringing the mail and doing other chores.

Eleanor ("Onie") Nelms Ames has warm memories of good times with her grandparents, Howard and Laura Nelms, at the house, which had a wraparound porch in those days. The Nelmses loved children and welcomed them all—their own grandchildren and the neighbors.' Onie Ames remembers them all sliding down the banister from the third to the first floor and swimming in the pond at the end of the yard. Howard Nelms' fondness for children led to his being a longtime Sunday School superintendent at Thorndale Methodist Church.

The Nelmses lived there until 1948, where they sold the house to Hazel Nelms Miller. In 1976 Robert F. and Norma S. Shoop bought the place from Hazel Miller.

Mary Larkin Dugan

April 2008

Deed Descent
 Nelms Mansion
 201 Embreeville Road, Caln Township
 Chester County, Pennsylvania

Deed book, page Date of Purchase	Grantor, grantee, other information	Acreage Price
K4, 161 3/25/1835	John & Sarah Pim to John Bell, messuage and tract, part of tract left to John Pim by his father Thomas Pim	200 acres \$12,500.00
M4, 354 12/1835	John Bell to Joseph Miller, messuage and tract	200 acres
P4, 352 4/3/1838	Joseph & Rachel Miller to James Forsythe, messuage and tract of land	200 acres
H5, 217 10/14/1848	James Forsythe to John Forsythe, one half part of a tract of land, part of previous deed	18 acres 73 perches \$922.31
Misc. Deed Bk. 7, p. 481 1/31/1852	John Forsythe et al to Charles Downing, deed of assignment	
Q5, 406 12/21/1852	Charles Downing et al, assignees, to Horace A. Beale, "Rolling Mill, Messuage, and Tract of land"	18 acres 73 perches \$15,005.00
W6, 43 6/27/1863	Horace A. Beale to Joel Moorhead, same as above	18 acres 73 perches
P7, 329 10/1/1868	Joel & Elizabeth Moorhead to William L. Bailey, same as above	18 acres 73 perches
F9, 462 9/15/1874	Joseph R. Bailey to Abraham S. Patterson, one fourth part of messuage, rolling mills, tenements, and five tracts of land	
V8, 174?? 6/5/1876	William L. & Mary B. Bailey to Hannah H. Hayes, messuage and tract #5	
V8, 401 11/4/1876	J. Barton & Hannah Hayes to Charles L. Bailey & Joseph L. Bailey, messuage and tract #5	3 acres \$4,000.00
V8, 243 7/31/1876	• William L. & Mary B. Bailey to Charles L. Bailey & Joseph L. Bailey, Thorndale Iron Works, messuage, tenements, and four tracts	

F9, 464 9/15/1874	Joseph R. Bailey to Joseph S. Patterson, one fourth part of above, "whereby the whole estate in the said Messuages, Rolling Mill, tenements and five tracts of land...became vested in the said Charles L. Bailey, Abraham S. Patterson and Joseph S. Patterson."	
F9, 539 12/15/1879	Charles L. & Emma H. Bailey et al to Thorndale Iron Works, two tracts: 1) 5 acres 8.84 perches; 2) 36 acres 17 perches with messuage	\$35,000.00
M9, 496 11/24/1882	William L. & Mary B. Bailey to Thorndale Iron Works, tract of land	1 acre 88 perches \$100.00
D14, 275 4/1/1911	Thorndale Iron Works to William E. Bailey et al, executors of estate of Charles L. Bailey, "all the lands and real estate of the said Thorndale Iron Works"	acreage not given \$7,500.00
D14, 266 4/1/1911	William E. Bailey et al, executors of estate of Charles L. Bailey, to H. Graham Rambo, several tracts of land	\$1.00
D14, 343 4/7/1911	H. Graham Rambo to Charles B. Conner, messuage and three tracts, of which #3 (3.21 acres) is the one on which the Nelms home is located	3.21 acres \$1.00
I15, 358 1/8/1918	Charles B. & Nora F. Conner to D. Howard & Laura M. Nelms, messuage and lot, part of tract # 3 in previous deed	2.34 acres \$1.00
N23, 491 12/2/1948	D. Howard Nelms to Hazel Nelms Miller, messuage and lot	2.34 acres \$1.00
V48, 113 8/2/1976	Hazel Nelms Miller to Robert F. & Norma S. Shoop, messuage and lot	2.34 acres \$60,000.00

FLOWER, RICHARD, son of Richard and Mary, born, it is supposed, in Leicestershire, England, married Abigail Harlan, 12, 17, 1724-5, daughter of Michael and Dinah Harlan, of Londongrove, where they settled. Richard died about the year 1748, and his widow several years later. Their children were Thomas, b. 10, 27, 1725, d. unmarried, 8th mo., 1755; Mary, b. 10, 14, 1727, m. Isaac Starr and Samuel Sharp; Richard, b. 7, 3, 1730, m. 9, 25, 1754, Alice Harlan; Dinah, b. 10, 27, 1732, d. 11th mo., 1758. Dinah Flower, daughter of Richard and Alice, married Abraham Sharpless.

FORRESTER, RALPH, from Ireland, married Tamer Gregory, daughter of John and Mary Gregory, of Caln township, and lived several years on the farm of John Haines, in what is now West Chester, as mentioned in Joseph Townsend's sketch, p. 212. Their children were as follows: Ezekiel, b. 4, 30, 1744, d. 11, 19, 1770; Ralph, b. 3, 28, 1746; Margaret, b. 4, 4, 1749; Mary, b. 1, 10, 1752, m. Joseph Hoopes; Tamer, b. 4, 18, 1754, m. — Brown; Lydia, b. 2, 10, 1757, m. — Fitzgerald; Aaron, b. 2, 22, 1759; Ruth, b. 8, 5, 1762, m. Israel Hoopes; John, b. 10, 15, 1764, d. same day. Among the descendants are Robert F. Hoopes, of West Chester, and his son, George R., our present sheriff.

FORSYTHE, JOHN, one of the best school-teachers that our county has yet been favored with, was a native of the Emerald Isle, born in 1754, and in 1773, at the age of nineteen years, migrated to the land of Penn. His father, John Forsythe, married Margaret Cox, of an English family, and descended from the Stuarts, by whom he had nine children,—John, Jacob, Alexander, William, Elizabeth, Jane, Catharine, Sarah, and Margaret.

When the younger John arrived in this Quakerly region he was a gay young Presbyterian, with long sandy hair dressed *à la mode*, and all his apparel made according to the fashion of the world's people. He had received a good English education, and was, moreover, endowed with a fine musical taste, being an expert performer on the violin. With this seemingly unpropitious outfit for a Quakerly settlement (saving and excepting the aforesaid "good education"), he soon adopted the views and principles of the Society of Friends, which was probably due to his residence in the family of William Kirk, a worthy member of Nantmeal Meeting. His request to be received as a member was presented to Uwchlan Monthly Meeting 1, 4, 1776, and granted in the following month. Removing the same year to the neighborhood of Birmingham, he transferred his right to this meeting, of which he was ever recognized as an exemplary and valuable member.

As the head and master-spirit of the school at Birmingham Meeting-house, Chester Co. (under the auspices of the Concord Monthly Meeting), where he taught for many years, and always applied himself diligently to his arduous duties, he accomplished more in exciting a taste for knowledge and in developing young intellects than any teacher who had theretofore labored in that hopeful vineyard. He effectually routed the musty old superstitions, prejudices, and benighted notions of preceding generations, and took great delight in introducing youthful genius to the bright fields of literature and science. His juvenile contemporaries

who had been committed to his charge, and who subsequently made any figure in the world, were deeply indebted to the Birmingham schoolmaster for the aid he afforded them in their studies, as well as for the sound doctrines he inculcated. As Philip of Macedon thanked the gods for giving him a son at a time when the boy could profit by the tuition of the Stagirite, so the parents of the Birmingham youths had good reason to be grateful for the privilege of placing their children under the care of John Forsythe. When the noble Quaker institution at Westtown, in this county, was erected (near the close of the last century), the skill and experience of John Forsythe were put in requisition until that hopeful seminary was fairly inaugurated, after which he retired to his comfortable farm in East Bradford, where he passed a venerable old age, until his eighty-seventh year, in superintending agricultural employments, and in manifesting a lively interest in the progress of education among our people. He presided at the first meeting, held in 1811, to promote the establishment of the West Chester Academy, and was one of the generous contributors to that laudable enterprise. No instructor ever labored in this community more faithfully nor with better effect. None has left a memory more worthy to be kindly cherished.

John Forsythe, born 6, 11, 1754, died 3, 3, 1840, married 4, 12, 1781, at Birmingham Meeting, Hannah, daughter of John and Hannah Carter, of East Bradford. They settled on her father's farm and had the following children: John, b. 5, 19, 1783, d. 9, 30, 1870; James, b. 7, 1, 1785, d. 3, 9, 1851; Hannah, b. 12, 8, 1787, d. 8, 30, 1868, m. Enos Thomas, of Goshen. The sons engaged in the iron business, and built Thorndale Rolling-Mill, but the business was not profitable at that time.

Jane, a sister of the emigrant John, married Richard McCammon and came to this country. They had two children,—Margaret and Jane. The last died in her twenty-first year, and was buried at Birmingham. Margaret was born 5, 13, 1790, and married William Marshall, of Kennet.

FOULKE.—The writer of the following sketch died in 1741, aged eighty-eight years and five months, and was buried at Gwynedd. His descendants, of various names, are numerous in Chester County:

"I, Edward Foulke, was the son of Foulke Thomas, the son of Evan, the son of Robert, the son of David Lloyd, the son of David, the son of Evan Vaughan, the son of Griffith the son of Madock, the son of Jerworth, the son of Madock the son of Ririd blaidd of the Poole, who was Lord of Penllyn, one of the northern divisions of Wales.

"My mother's name was Lowry, the daughter of Edward the son of David, the son of Ellis, the son of Robert, of the Parish of Llanvor, in Merionethshire.

"I was born on the 13th day of the 5th Month, Anno Domini 1651, and when arrived to mature age, I married Eleanor, the daughter of Hugh, the son of Cadwallader, the son of Rees of the Parrish of Spyter, in Derbyshire. Her mother's name was Gwen, the daughter of Ellis, the son of William, the son of Hugh, the son of Thomas, the son of David, the son of Madock, the son of Evan the son of Cott, the son of Evan, the son of Griffith, the son of Madock, the son of Enion, the son of Meredith of Cawvadock; and was born in the same parish and shire with her husband.

"I had, by my said wife, nine children, to wit: four sons and five daughters;—whose names were as followeth, viz.: Thomas, Hugh, Cadwallader, and Evan; Gwen, Graoe, Jane, Catherine, and Margaret.

assign his reasons for declining a public station. He replied, "Many are fond of public employment, and are totally regardless where the theatre of action may be. I should not refuse my services if required on a public exigency, but until that shall exist I must be permitted to remain with my family on this farm; each requires my attention, and each possesses my regard."

His family embraced the following children: Joseph, who married Hannah Davis, and died in Tredyffrin in 1811; Hannah, who married John Hughes; Sarah; John, who married Lydia Cleaver; Rachel, who married Thomas Davie; Marian (Maryanne), who died unmarried; Edward, who married Emily Cleaver; Augustine, who married Maryanne Philips; Benjamin, who married Elizabeth Pritner; and Ellen, who became the wife of Thomas Maxwell.

Capt. Bartholomew was a plain, blunt man, and freely spoke his mind. He died on his well-cultivated farm March 31, 1812, aged sixty years. His remains are deposited in the cemetery of the Baptist Church, Tredyffrin.

John Bartholomew, Esq., was the brother of Capt. Benjamin Bartholomew, and was educated for mercantile pursuits, but, preferring agriculture, he early settled on his paternal estate in East Whiteland. He served as major of the Chester County regiment of the Flying Camp in 1775, and in after-life attained to the rank of colonel and brigadier general of militia. He was also a justice of the peace, and of the County Court. In the burial-ground of the Great Valley Baptist Church a monument was erected to his memory, from which it appears he died Jan. 24, 1814, in the sixty-sixth year of his age.

Thomas Bartholomew, a brother of John (1), probably settled in Willistown after the year 1756. He married Margaret —, but left no children. He died before Dec. 3, 1765; his wife died in December or January, 1776-7.

Benjamin Bartholomew, of Chester borough, gentleman, died in 1784, leaving a considerable estate to his relatives, including the children of his brother Joseph and sister, Elizabeth Davis.

BEALE, WILLIAM, son of Thomas and Catharine, of Calne, in Wiltshire, England, was born near Calne, Aug. 24, 1709, and about the year 1728 or 1730 came to Pennsylvania. He settled in the Great Valley, in Whiteland, on the farm now Preston Thomas' clover-mill property, his lands including a part of what is now Thomas Downing's farm. His first wife was Mary Jenkin, born April 9, 1715, died Aug. 25, 1771, daughter of David Jenkin, who died in Urechlan in 1743. William Beale, with his wife and children, were received into membership at Uwchlan Meeting 3, 21, 1750. He was married again, 3, 23, 1774, at Caln Meeting, to Rachel Lewis, widow of Phinehas Lewis, of East Caln.

The children of William Beale were,—1. Thomas, b. Aug. 6, 1735; d. June 30, 1803, in Tuscarora Valley, where he settled in 1763. He was one of the judges of Mifflin County, and a prominent man in his day. His wife was probably Sarah Todhunter. 2. William, b. Dec. 24, 1738; d. after 1800. 3. John, b. Dec. 12, 1740; d. Jan. 25, 1777, a soldier under Lafayette; m. about 1764 Tamar Burgoyne, daughter of Joseph Burgoyne, of East

Bradford. 4. Susanna, b. Dec. 16, 1742, m. about 1763 Noble Butler, Jr., and died in Kentucky after 1803. 5. David, b. June 20, 1745; d. Feb. 6, 1828, at his home in Beale township, Juniata Co., Pa.; he was a prominent man in political affairs, and for many years associate judge in Mifflin County. 6. Mary, b. Oct. 8, 1747; m. 5, 21, 1772, to Samuel Hunt, of East Caln, now Downingtown; d. 9, 24, 1820. 7. Joshua, b. Nov. 19, 1749; lost at sea in a voyage from the East Indies, 1787. 8. Edith, b. June 13, 1752; m. 2, 24, 1779, to Phinehas Whitaker, of East Caln.

William Beale died 11, 27, 1800, in West Whiteland, and was buried by the side of his first wife, on a portion of his farm now belonging to Thomas Downing. Besides his property in this county he owned large tracts of land in the Tuscarora Valley, on which he settled his sons.

John and Tamar Beale left a daughter, Mary, who married, 10, 14, 1790, Anthony Gray, of East Bradford; also a son, Joseph, who was placed by his grandfather as an apprentice with Benaniel Ogden, cabinet-maker, near West Chester, after which he went to Philadelphia and became an extensive manufacturer of furniture in the firm of Beale & Jemison. His son, James M. Beale, came to Chester County in 1830, and died at his residence near Coatesville Jan. 1, 1881. Horace A. Beale, iron-master, of Parkesburg, is also a son of Joseph, and another is Joseph Beale, late surgeon-general in the U. S. navy, now on the retired list by reason of age. Their mother was Margaret, daughter of Capt. James McDowell, of Upper Oxford.

BELL, HON. THOMAS S., son of William and Jane (Sloan) Bell, was born in Philadelphia, Oct. 22, 1800; studied law under the direction of James Madison Porter, and was admitted to the Philadelphia bar April 14, 1821, several months before he was of age. In May of that year he removed to West Chester, the seat of justice of Chester County. He was entirely unknown in the community in which he settled, and for a time struggled for a livelihood, but his active mind, fluent elocution, and legal knowledge speedily gained for him a prominent position in the profession.

On the election of Gov. Shulze, in 1823, he was appointed deputy attorney-general for Chester County, and held that office from December, 1823, until August, 1828. In 1829 he was appointed one of the visitors of the Military Academy at West Point, and in that capacity acted as chairman of one of the committees to report on the state of that institution.

He continued in the uninterrupted pursuit of his profession until May, 1837, when he became a member of the convention to revise the constitution of the State, as a delegate from the senatorial district composed of the counties of Chester and Montgomery. In October, 1838, he was returned as a member-elect to the State Senate from the same district, and took a leading part in the difficulties which distinguished the beginning of that session, commonly called the "Buckshot War." Owing to alleged errors in the returns, his seat was contested, and awarded to his competitor, Nathaniel Brooke.

May 16, 1839, he was appointed by Governor Porter to succeed Judge Darlington as president judge of the ju-

from CHESTER COUNTY PLACE NAMES
EDWARD PINKOWSKI
1962: SUNSHINE PRESS, PHILADELPHIA, PA

THORNDALE (pop. 900), which lies on the Lancaster pike more than three miles east of Coatesville, was founded in 1847 and named by its developers, James and John Forsythe, for the thorny appearance of the land on which they erected a rolling mill and 16 dwelling houses. The main line of the Pennsylvania Railroad imparts a stunted appearance to the settlement. David R. Baugh was the first postmaster and the office first bore the name of Thorndale Iron Works. The post office was established June 21, 1854, and the words "Iron Works" were dropped from the name on Dec. 13, 1895.

CHESTER COUNTY ARCHITECTURAL INVENTORY FORM

I. Site Information

099110

Form No.

Davidson Knowles

Recorded by

Date

1981

049

County

09

Region

39

Municipality

095

Site #

Codatesville

USGS Quad

201

Street #

EMARREEVILLA RD

Street Name

UTM

West

East

Reference South

North

ROLL NO. 09-39 Frame(s) 17

Photographer *D. Knowles*

Owner/Contact

Robert S. Hoop

Phone

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

A Present Use

A. Residence - Non-Farm

G. Industrial

M. Park/Cemetery

B. Residence-Farm

H. Museum

N. Row House

B Original Use

C. Commerical

I. Military

O. End Row House

D. Educational

J. Religious

P. Semi-Detached or Duplex

E. Entertainment

K. Scientific

Q. Can't Determine

F. Government

L. Transportation

R. Other

III. Date of Construction

C Core

Major Wing

A. 1680-1730

C. 1780-1820

E. 1860-1900

B. 1730-1780

D. 1820-1860

F. 1900-1930

Source of Date

Estimate Datestone Hearsay

Deed, Tax list, etc. Other

Sketch Datestone

(Optional)

Architect/Builder (if known)

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 *marked without an owner*

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

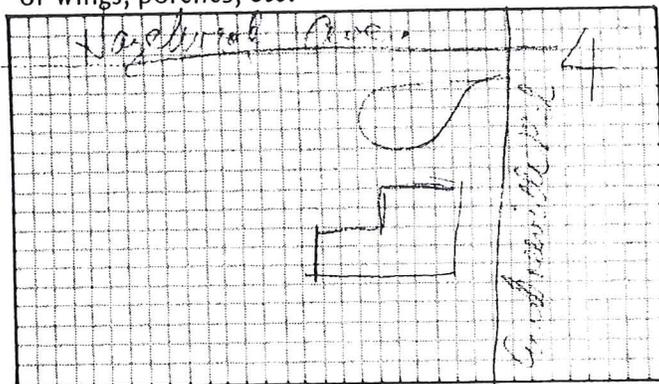
Windmill

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.



Futhey & Cope
HISTORY OF CHESTER COUNTY, PENNSYLVANIA.

NR 12-21-1851
Public Sale of Valuable Rolling Mill Property.

WILL be sold at Public Sale, on SEVENTH DAY, (Saturday) the 1st of 11th month, (November) on the premises in East Caln township, Chester Co., Pa., the property known as "THORNDALE Works," being immediately upon the Phila. & Columbia Railroad, 31 miles from the former place, and 2 miles west of Downingtown. It consists of a BOILER PLATE MILL, of the most approved construction, and in complete order, propelled by an engine of sufficient power for rolling the largest sizes usually called for, containing one pair of 70 inch and one pair of 50 inch rolls; three heating and one reheating furnace; a patent "Nasmyth hammer," for hammering piles or blooms under which piles of from 1200 to 1500 lbs. can be welded perfectly solid at one heat. Also, a small engine for driving trimming and scrap shears, &c. The steam is generated by the escaped heat from the furnaces, and is at all times ample. The building is substantially erected, 122 by 162 feet, and covered with sheet iron.— There are also upon the premises a large modern built MANSION HOUSE, containing 10 rooms, and wash-house attached; a Barn of sufficient size; eight comfortable frame Dwelling HOUSES, accommodating 16 families; a two-story stone STORE HOUSES; a small frame Warehouse and three frame stables. The tract contains about 18 ACRES, and the whole offers inducements to those desirous of engaging in the business seldom to be met with.

Sale to commence at one o'clock on said day, under conditions will be made known by 9th-mo. 23, 1851. JOHN FORSYTHE, and the heirs of JAMES FORSYTHE, deed

Mail Steamship Company, two of which were of 5000 tons burden,—next to the "Great Eastern" the two largest merchant steamships afloat.

These works made large quantities of wrought-iron guns (which, by the by, was an invention of one of its employees), which were used during the war of the Rebellion.

THE THORNDALE IRON-WORKS.

The first erection of works was in 1847, when J. & J. Forsythe & Sons built the mill and 16 dwelling-houses. In a few years the property was sold, the works being purchased by Horace A. Beale (Parkesburg), who sold about 1861 to J. R. Moorhead, of Philadelphia, from whom they passed into the hands of William L. Bailey in the autumn of 1868, who ran the works for nearly eight years, in connection with J. B. Hayes, under the firm-name of William L. Bailey & Co. They are now owned by a stock company, Charles L. Bailey, of Harrisburg, being president; Abraham S. Patterson, of same place, vice-president; and William L. Bailey, treasurer. They manufacture plate-iron of the various descriptions used in locomotives, boilers, tanks, bridges, and ships, producing in 1880 an aggregate of 6,495,777 pounds of finished iron. They employ between 80 and 90 men.

Thorndale 2-24-1852
ROLLING MILL ESTATE AT PUBLIC SALE.

THE above property will be exposed to public sale, on the premises, on Fifth day, the 18th of 3d month, March next, at 1 o'clock, P. M.— It is situated in East Caln township, Chester county, Penn., thirty-four miles west of Philadelphia, and is located on the Pennsylvania Railway. The Mill is 102 by 122 feet in size, of approved construction, substantially built, and covered with sheet iron. It contains 3 Heating and one Re-Heating Furnace, two sets of Rolls, one fifty and the other seventy inches in width; a patent Nasmyth Hammer, trimming & scrap shears, &c. The large and small engines therein are propelled from steam generated by escaped heat from the above furnaces, and the power thus obtained is sufficient for the manufacture of plates of the largest size. There are also on the premises, a large stone dwelling



House, containing ten rooms and a wash house; a barn of sufficient size; eight double frame Tenements, for the accommodation of sixteen families; a two story stone Store House, a frame Warehouse; 2 frame stables; and the tract contains about eighteen acres of Land. The location and improvements of this Property combine many of the advantages for an extensive business, and is recommended to the attention of persons desirous of engaging in such a concern. Persons wishing to view the premises will be shown the same by application thereon.

CHARLES DOWNING,
 Assignee of J. & J. Forsythe & Sons,
 And the HEIRS of James Forsythe, deed,
 2d month 24 ts



WHEN THE THORNDALE Iron Works was founded in 1847 by J. J. Forsythe & Son, 16 company homes were built near the site of the rolling mill. The three people shown in the photo above have been identified by Mrs. Parke Book, of Downingtown, as a Mr. and Mrs. Keeler and a Mrs. Anna Benwire, who were among those who resided in the company homes.

1935
#2

Iron Works At Thorndale Was Operated From 1846 Until 1893

1935

(By Louis A. Holton)
 Jas. Yearsley and James and John Forsythe under the firm name of Yearsley and Forsythe, built and operated the Triadelphia Iron Works at Coatesville in 1837.
 In 1846 the partnership was dissolved, and the Forsythes withdrew. In the year following, they acquired 20 acres of land at Thorndale, and erected 16 dwelling houses and the rolling mills which were known as the Thorndale Iron Works, and of which James Forsythe, the son of John Forsythe and Ruth Trueman, was the superintendent.
 The financial depression which followed the election of Polk and Dallas, resulted in the closing of almost every rolling mill in the State of Pennsylvania, and among them the Thorndale Iron Works. In February, 1852, the Company made an assignment to Charles Downing. Horace A. Beale left Phoenixville and took charge, and subsequently became the owner, and here commenced the career in which his life's success was achieved. The direction of his life was set when he assumed the management at Thorndale, which he successfully op-

erated for 11 years. The Thorndale Iron Works occupied the narrow strip of ground between the Turnpike and the Pennsylvania Railroad. Mr. Beale in 1864 sold the rolling mills to Joel Morehead and they were operated by Mr. Morehead's son and later by Morehead and Brooke. On October 1, 1868, J. B. Morehead, of Philadelphia, disposed of the Thorndale Iron Works to William A. Bailey and Company of Pottstown for \$58,000. The works finally closed down in the middle of December, 1893. H. G. Rambo, on May 28, 1910, purchased from the estates of Charles L. and William L. Bailey 1200 acres of land, the greater portion of which belonged to the C. L. Bailey estate. That of William L. Bailey consisted of the ground on which the old Thorndale Iron Works stood. The large farm and tract of land northwest of Thorndale which Mr. Rambo purchased, now known as "Ingleside" was owned prior to the Bailey possession by Joseph B. Baker and on the west Nathan Baker owned a farm.
 Between the 33rd and 34th milestones, Robert Miller lived on the north side.

L 8-2-1879

THORNDALE GOING TO WORK.—Mr. William L. Bailey has notified nearly all of his former employes that he expects to start up his iron works, and that if they desire work they can have plenty of it after the 11th and 18th of this month. The puddle mill will be put in motion on the 11, and the plate mill a week later. During its long rest the mill has been thoroughly overhauled and newly fitted up, and is now in perfect order in every respect. The prospect of work brightens the hopes of the Thorndale people, most of whom have been working at other mills for some time, some a long distance from home.

L 12-31-1880

Putting up a Telephone.—William L. Bailey, of Thorndale Iron Works, is erecting a magneto telephone from his office at that place to the telegraph office at Downingtown, a distance of two miles. William Zaehus is delivering the poles along the line to-day, and it is expected that the telephone will be ready for operation on Saturday evening.

L 1, 17, 1880

A New Store.—The Thorndale Iron Works Co. have decided to open a Company store at that place, to be in charge of Mr. Frank Gray, who now has a grocery store in Downingtown. The company will purchase the entire stock of Mr. Gray and remove it to Thorndale, where it will be greatly added to, and given in charge of Mr. Gray, as mentioned above.

L 1, 23, 1881

The store at Thorndale, kept by the Iron Company, with Frank Gray acting as manager, it is announced will be discontinued as a company store on April 1st. The property will be for rent, making an opening for business for some enterprising individual.

L 9-5-1881

Local News. L 9-5-81

Excursion.—Mr. Baily, proprietor of the Thorndale Iron Works, will give his employes and their families an excursion to Atlantic City on Saturday next. Mr. Baily will pay all the expenses of the trip.

L 9, 12, 1881

A Free Ride.—Mr. L. Baily, of the Thorndale Iron Works, will to-day give his employes and their families a free ride to Fairmount Park, Philadelphia, where they will spend the day looking at the many sights which are to be seen there.

L 8, 20, 1882

A Clever Company.—The Thorndale Iron Works, Cain township, Messrs. Wm. L. and Chas. Bailey proprietors, is a company which does not grind out of its employes all the work it can get, having no care for their pleasure and prosperity, but they are cared for in many ways which show the natural goodness of heart of the Bailey Brothers. As a sample of their concern for their workmen we note their generous provision to give every one of the workmen a free excursion to Atlantic City and back. The cost of the round trip was \$2.12, and the offer was made in such a way that if the trip was not taken each person who did not go received the \$2.12. There were about one hundred and fifteen persons who were thus favored. Part of them went to the seaside on Saturday, the 19th inst., and part used their pocket money for other purposes and staid at home. The hands in the iron works appreciated this mark of their employers' favor and will not forget it. They are men upon whom kindness is not thrown away.

L 8, 20, 1882

In Full Blast.—The Thorndale Iron Works were stopped last week so that new heating furnaces might be built. These furnaces do not stand the wear and tear for many months, at the rate of operation there, and have to be torn down and rebuilt. On Monday, the 21st instant, the works started off again, with a great many orders ahead, and the prospect is that this company will have no occasion to throw its employes out of work. The reputation of these works is such that they will be busy when many other iron companies are idle. The class of workmen is said to be the best in the State, and this is due much to the disengagement of the proprietors, who are active temperance men, and who strive to have their workmen lead steady and sober lives. There is much intelligence among the workmen, and this goes to prove that brains are very useful to a man engaged in any kind of honorable labor.

L 13, 6, 1882

Products of the Thorndale Rolling Mills.—Within the year past the Thorndale Rolling Mill, Wm. L. Bailey proprietor, turned out over six millions, four hundred pounds of plate iron, and over eight millions, sixty-four thousand pounds of muck-bars. This year it is expected to make eight millions of finished plate iron, and ten millions pounds of muck bars. This is a good exhibit, and shows that the enterprise of the firm is of the most vigorous kind.

VR 7.7.1863

THORNDALE IRON WORKS.—This establishment has been purchased by Messrs. Moorehead & Co., at \$27,000. The new firm has taken possession. Mr. H. BEALE, the late Proprietor, and Mr. MOOREHEAD, are patriotically enlisting a Company of volunteers for the State defence. The late firm of Beale & Mintzer is disabled, as will be seen by on advertising columns.

VR 1.1.1867

Blown Down.—A gentleman from E. Cain, reports the storm of Thursday and Friday morning as being very violent in that section. For the past week mechanics have been employed in raising the smoke stack of the Thorndale Iron Works, when with a crash, on Friday morning, at an early hour, down come smoke stack scaffold and all, completely demolishing it.

9.30.1876

A CENTENNIAL FAVOR.—Tuesday last was pay day at the Thorndale Iron Works, and each workman on receiving his pay was pleased to have handed him enough extra cash to pay the expenses of a trip to the Centennial on Pennsylvania day. Between thirty and forty men are now working in the mill and they express hearty thanks to Mr. Baily the proprietor for his kindness.

L 3-25-1879

ANOTHER IRON WORKS ABOUT TO GO INTO OPERATION.—We learn with pleasure that the Thorndale Iron Works, which have been standing idle for about a year past, is about to be put in operation as soon as possible. This will be glad tidings to the citizens of that vicinity.

L 12-13-1877

Local News.

Running on Double Time.—The Thorndale Iron Works commenced running on double time last Monday. These works now present a lively appearance.

L 4. 19. 886

Advance in Wages—The proprietors of the Thorndale Iron Works will to-day advance the wages of their workmen ten per cent. This is done voluntarily on their part and indicates a boom in the iron business.

L 6. 26. 1886

Plenty of Work.—We are informed that the employes of the Thorndale Iron Works, Cain township, are very jubilant over the prospect of work. Orders now in are now expected to keep them occupied until Christmas next.

L 11. 27. 1886

Thorndale Iron Works.—The Thorndale Iron Works are running regularly on full time with plenty of orders. Some of the workmen say that they had hoped that the mill would stop on Thursday that they might enjoy Thanksgiving Day, but the work was so brisk then and they had to remain at their posts that it was not a hard cross to bear as he day was anything but a pleasant one for outdoor sports.

L 2. 2. 1887

Wm. Bailey, proprietor of the Thorndale Iron Works, is putting new timbers in the mill to make it stronger than at present.

The Thorndale Iron Works employ about 100 men. The Messrs. Dailer, proprietors, have orders enough to keep the mill in operation for several months.

L 7. 29. 1887

Thorndale Iron Works are busy manufacturing boiler plate and tank iron. The mills are running full handed and on full time with plenty of orders.

L 5. 11. 1888

Thorndale Iron Works have shut down for an indefinite period, throwing several men out of employment, but Mr. Bailey, the manager, says it is only for a short time, which we hope may turn out correct, for business is hurt to a certain extent by the stop.

L 1. 24. 1889

Mills Stopped.—The Thorndale Iron Mills stopped last Friday and have not since been running. Friday morning the proprietor, W. L. Bailey left for Boston to look after a large contract.

L 9. 6. 1893

Attempted Robbery.—Last Saturday or Sunday night some party or parties attempted to blow open the safe of the Thorndale Iron Works. They had put off one charge and were prepared to put off another, when they must have been frightened off. The blast had injured the lock so badly that the company had to send to Philadelphia Monday to get a mechanic to open it.

L 6. 26. 1894

A man came to West Chester yesterday looking for work and stated that he had formerly worked for William L. Bailey, proprietor of the Thorndale Iron Works, but that the mills had not only been idle for a considerable time past, but are likely to remain idle indefinitely. The men who were employed there have been forced to scatter and seek for work elsewhere. He further stated that Mr. Bailey told the men recently that if things continue as they are he will have to seek a living for himself somewhere else. His money is locked up in the iron plant there and there is no present prospect of anything to do. This statement, if true, is only one of many others which have gone up recently all over our land, or over the world for that part. Chester county manufacturers are on an average better off than those of other places, but there is trouble everywhere.

MR 3. 6. 1894

The Thorndale Iron Works at Thorndale on the main line of the Pennsylvania Railroad closed in December. It may never resume again in its old line of business.

All the machinery excepting the Muck rolls and the puddling furnaces are being removed and the rumor is that the steel plant is to be located at the old place.

The Thorndale Iron Works were originally established by a family by the name of Forsythe, in 1849; then they were operated by Horace Beale, and in 1864 were sold to Joel B. Moorehead, when they were operated by Mr. Moorehead's son. Finally they fell into the hands of Charles L. and William Bailey, who have been operating them since and who now own the same.

MR 4. 8. 1899

The machinery in the old iron mill at Thorndale, in Cain township, has all been torn out of its original position and with hammer and sledge converted into scrap ready for the junk dealer. In the near future the walls of the once active and prosperous plant will be torn down and the entire structure will in less than another year be erased from the map of Chester county, and the story of its prosperity for over half a century previous to a dozen years ago, when the plant ceased operation, will live only in the memory of those who remember the busy iron making centre in its palmy days.

During the years that the Thorndale iron works were in full operation the village of Thorndale as well as the immediate vicinity was one that enjoyed a marked degree of prosperity, but since the plant has been silent the citizens who used to reside in the village houses were obliged to move away and seek other fields in which to make their livelihood, and for the past few years over a dozen houses have been unoccupied. The plant referred to has for many years past been owned by William L. Bailey, of Dauphin county.

L 11. 17. 1902

The old iron mill, which has been in the Bally family, at Thorndale, for many years, is no more. Workmen are to-day filling holes in the ground and leveling off the place where it used to stand.

During the past few weeks Thomas Pedrick and a gang of men have been at work demolishing the ancient structure and taking away the materials. He is said to have done well in a financial way, as there was in the ground a large quantity of iron, covered with earth, and the materials of the building could be disposed of at a fair profit.

Harry Robinson, of West Chester, took out thirty tons of iron, most of it being old machinery and pipes.

It is nearly ten years since the mills ceased operating, having been retired from service on account of competition at Contesville and elsewhere, and because of depression which prevailed at that time.

The first erection of works was in 1847, when J. & J. Forsythe & Sons built the mill and 16 dwelling houses. In a few years the property was sold, the works being purchased by the late Horace A. Beale, of Parkersburg, who sold out about 1861 to J. B. Moorehead, of Philadelphia, from whom they passed into the hands of William L. Bailey in the Autumn of 1868. Later a stock company was organized, and this remained in control as long as the mills could be operated as a profit.

DA 10. 3. 1940

In 1847 J. and J. Forsythe and Sons built a mill and sixteen dwelling houses at Thorndale. In a few years the property was sold, the works being purchased by Horace A. Beale (Parkersburg), who sold about 1861 to J. B. Moorehead, of Philadelphia, from whom they passed into the hands of William L. Bailey in the autumn of 1868, who ran the works for nearly eight years, in connection with J. B. Hayes, under the firm-name of William L. Bailey and Co.

Futhey and Cope, writing in 1881, added these facts: The Thorndale Iron Works are now owned by a stock company, Charles L. Bailey, of Harrisburg, being president; Abraham S. Patterson, of same place, vice president; and William L. Bailey, treasurer. They manufacture plate iron of the various descriptions used in locomotives, boilers, tanks, bridges, and ships, producing in 1880 an aggregate of 6,495,777 pounds of finished iron. They employ between 80 and 90 men.

This manufacturing plant went out of existence many years ago, probably for "technological" reasons, leaving behind only a few vestiges for antiquarians to examine in their self-imposed task of reconstruction of the past.

CVU 11.6.1897

Horace A. Beale.

Horace A. Beale, President of the Parkesburg Iron Company, died at his home, in Parkesburg, on Wednesday, November 3rd, 1897, in the 71st year of his age. He was born on January 25th, 1827, in Philadelphia, and in early life came to Chester County.

In 1846 he became engaged as Clerk with the late Hugh E. Steele, at Laurel. From thence he went to Phoenixville, entering the employ of Reeves, Buck & Co., at their blast furnaces. Returning from their prior to 1850 he became engaged with Steele & Worth at their Rolling Mills, in Coatesville. In 1851 he purchased the Thorndale Iron Works, operating them from that time until the breaking out of the Rebellion, at which time he sold the Works, and joined the Union forces in the three months emergency enlistment.

Soon after the war was over he purchased a forge at Deer Creek, in Maryland, where he remained for about a year, coming to Hibernia, Chester County, in 1866, leasing the works from the Estate of the late Charles Brooke.

In 1872 he purchased what had been the Old State Shops at Parkesburg, when the State operated the Railway; here he erected a forge and rolling mill, which has grown into the Parkesburg Iron Works. In 1882, he sold these works to the Parkesburg Iron Company, still retaining the largest interest in them, and was its first and only President to this time.

A man full of lovely christian traits of character, just and honest with all he came in contact with. His wife and son survive him.

He was a life long member of the Episcopal Church, having organized the Church of the Trinity, at Coatesville, in which he remained Rector's Warden until the time of his death.

MR 11-4-1897

Horace A. Beale, 11-4

Horace A. Beale died shortly before three o'clock yesterday afternoon, at his home in Parkesburg, and in the going out of his life his family lost a beloved husband and father, the community a cherished friend and public-spirited citizen, and the State a type of nobility that is worthy of emulation by those who revere the just, upright and true Christian character.

Horace A. Beale was in his 71st year and his hair was white with the crowning glory of a life that had been devoted to the improvement of his fellow-men in a business way and the uplifting of those who derived spiritual benefit from the church to which he was a liberal contributor. Horace A. Beale was a man who made the world better for his having lived in it, and when the announcement of his death is read this morning sincere sorrow will be felt in many a Chester county home.

Some weeks since Captain Beale was stricken with paralysis, and while his condition for a time was serious marked improvement was noticed a week ago, but the change was only temporary and he gradually sank until the death angel came and stilled the heart that had so often throbbed with love for humanity and the highest instincts of man.

SKETCH OF HIS LIFE.

Captain Horace A. Beale, President of the Parkesburg Iron Company, who was mainly instrumental in building up one of the greatest industrial plants of the State, was a son of Joseph and Margaret (McDowell) Beale, and was born in Philadelphia, January 25, 1827. The family was of English extraction, the first American Beale having come to this country from Wiltshire, England.

Horace A. Beale received his education in the old Philadelphia Academy and the University of Pennsylvania. His introduction to the iron business was in 1846 when he became a clerk at the Laurel Hill Iron Works. From there he went to Phoenixville as a clerk in the office of the Phoenix Iron Works. In 1852 he purchased the Thorndale Iron Works and commenced the career which he crowned with so much success. He remained at Thorndale acquiring valuable knowledge until 1872, when he removed to Parkesburg. Conditions being favorable he

erected immense iron works and continued in business until 1882 when he disposed of the plant to the Parkesburg Iron Company, which he had organized, and of which he was President up to within recent date.

The Parkesburg Iron Company had a capital stock of \$125,000, and the plant which was operated covered about three acres of ground. The rolling mill when running furnishes employment to two hundred and fifty men. It has a capacity of ten thousand tons and has been pronounced by judges to be the best equipped mill in the State.

In 1855 Mr. Beale married Caroline B. Dongal, a daughter of James Dongal, of Northumberland county. She died in 1859. In 1869 he wedded Ellen M., daughter of Rev. Edwin H. Mendenhall, a clergyman of Wayne. One son was the result of this union.

Horace A. Beale was a Republican in politics and a member of the Episcopal Church. He was a member of Williamson Lodge, Free and Accepted Masons, of Downingtown. In the late war during the invasion of Maryland and Pennsylvania Mr. Beale took an active part for the defense of the State and raised and commanded an independent infantry company in 1862 and again in 1863. Mr. Beale owned a farm near Parkesburg, which he personally supervised. By the establishment of his iron works at Parkesburg he inaugurated a career of prosperity for that town, whose population of three hundred has increased to fifteen hundred since the building of the rolling mill. Horace A. Beale met many hindrances in the development of his business that would have dejected a less sanguine man, but by energy, quick perception of opportunities every obstacle and achieved substantial success. While resolute and determined in business affairs Mr. Beale was generous, charitable and kind-hearted, and was esteemed and respected for these qualities.

MR 11-11-1897

A few days ago the remains of Horace Beale were laid to rest in the cold bosom of mother earth, and although his face, familiar as it was to every citizen of our town, is forever lost from view and his kindly voice hushed, yet the example of his noble life continues to live on and his memory will be revered during many years to come by every person who ever met the man whom the people of this town could ever call a philanthropist in the fullest sense of the word. He was a man who always exhibited his Christianity in his daily life, and those who were in his employ, and they numbered many hundreds during the years that he has operated the Iron Company, always had the kindest feeling toward Mr. Beale because of the humane and fair manner in which all alike were treated.

The employees of the mills here and even the railroad men who had been employed at the yard putting in or taking out cars, will miss about Christmas the annual act of kindness observed by Mr. Beale in the giving of each one a fine turkey as a centre-piece for a Christmas dinner. In the death of Mr. Beale Parkesburg has lost one of the most public spirited citizens that ever resided in this vicinity and his sphere of usefulness in the social, religious and industrial world will be hard to replace. He was a man of whom it may be truthfully said, the world has been made better for his having lived in it.

MR 10-25-1897

The finishing touches are now being placed on the mausoleum of the late Horace A. Beale, of Parkesburg, on the lot in Fairview Cemetery, this place, by H. E. Shenton. It is of Concord granite, eleven feet long, 81-2 wide and seventeen feet to the top of a figure of an angel, which surmounts the whole. The contract took ninety tons of granite, the top stone weighing nine tons and requiring twelve stout horses to haul it up the long hill to the cemetery. The catacombs are six feet under ground, and are reached through a heavy solid bronze door above which is the name "Beale." It is considered one of the finest pieces of cemetery work in the State, and its cost was considerably over \$6000.

RANDOM THOUGHTS

Men familiar with the history of iron in Coatesville say the relations between rival firms there were not always harmonious. It was a century ago or thereabout that J. & J. Forsythe and Sons had a rolling mill near the present Lincoln Highway, on the Brandywine, and the Lukens Company was a bit farther down the stream. The Lukens firm built a dam which, it was claimed, raised the water to a height which interfered with the Forsythe operations, and discussions followed. As both firms were directed by members of the Society of Friends, they did not go to court over the matter, but left the case with arbitrators from the meeting at Wilmington, three dignified men coming up from Delaware to inspect the surroundings and hear evidence. As a result, an iron pin was driven in the earth along the stream, with the understanding that the Lukens waters were never to back up beyond it. It is said that rather recently the pin was yet standing where it was driven originally.

The Forsythes, however, moved to Thorndale and established a steam rolling mill, in the year 1847, with 15 dwelling houses. The firm continued for only a few years, when it sold out to Horace A. Beale, who after fourteen years, sold to J. B. Morehead, of Philadelphia, thence the property passed into the hands of William L. Baily. At present, it is said, not a vestige of the Thorndale mill is to be found.

L 12.27.1934

One of these days an interesting history of Thorndale may be written, telling how it flourished in the days of its iron works, how it fell into decay, and finally how it found new life in the new consolidated school, the handsome and enthusiastic Methodist Episcopal Church and the Chester County Rod and Gun Club. It is recorded that the iron works were established in 1847 by J. & J. Forsythe's sons, who were intermarried with the Yearsleys and the Trumans, and they built the mill and sixteen dwellings. They had previously owned the Viaduct mill at Coatesville. Then there was William E. Corey, President of the United States Steel Corporation, who bought the farm once owned by James Buchanan, President of the United States, and a well remembered figure was William L. Baily, ironmaster, who later lived in West Chester. What an opportunity for the ready writer!

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L 9-6-1899

William L. Baily.

After a long and useful life, the greater part of which had been passed in this county, William L. Baily, died on Saturday afternoon in his 79th year. His home was at the corner of Church and Fayette streets, where he had been living for the past six years. Previously it was the home of the late William P. Townsend, who, like his successor in the residence, was long a member of the Society of Friends.

William Baily had been ill from kidney trouble for about two years, but was able to be out much of the time, and only during the past few days was he confined to his bed, his final illness being less than a week.

His early education was received at Westtown Boarding School, where he took the prescribed course of study, but as there were in those days no commencement exercises, as now, he did not pass through the form of graduation.

After finishing school he was associated with his father in the Pine Iron Works, in Berks county, for a number of years. His mother was a sister of Dr. Charles Lukens, one of the early men of the Lukens Iron and Steel Company, of Coatesville, and the family was long associated with the iron manufacture.

For twenty-seven years William Baily was one of the owners of the Thorndale Iron Works, at Thorndale, this county, and remained there as long as the industry continued. A decade ago, or thereabouts, the old buildings were torn down, and at present there is almost no trace of them.

He moved to Malvern from Thorndale, and thence to West Chester, where he remained until his death.

While at Thorndale he was actively interested in the temperance cause, having seen the evil effects of liquor among his own employes and others, and it was through his influence that much was done in the way of reducing the number of licenses in Chester county.

He was in politics a Republican from principle, but did not feel required to support the ticket when there were candi-

Charles L. Bailey. 9, 1

The Philadelphia papers of last night contained the following:

Harrisburg, Pa., Sept. 5.—Charles L. Bailey, aged seventy-eight years, died this morning at his residence in this city of stomach trouble. Mr. Bailey was president of Central Iron Works. He was a member of the Legislature in 1879 from Dauphin county and was a trustee of the Harrisburg Insane Hospital from 1880 until his death. Mr. Bailey served as member of the City Councils for several terms. He is survived by a wife and five children. His eldest son, William, is the husband of a daughter of former Secretary of War Alger.

Charles L. Bailey was one of the most extensive iron founders in this State and founder of the Central Iron Works and Chesapeake Nail Works of Harrisburg. He was born in Chester county seventy-eight years ago, and first engaged in the iron business near Pottstown, where his father erected a rolling mill on the site of the Pine Iron Works. He was a partner of his father in the business. In 1852 he settled in Harrisburg and founded the Central Iron Works, in connection with Morris Patterson, of Philadelphia. Later he was interested with Jas. McCormick in the nail works at West Fairview, and subsequently established the Chesapeake Nail Works. He was for a time general manager and treasurer of the Pottstown Iron Company, manufacturing nails, boiler plate and pig iron. Mr. Bailey served at different times as a member of Select Council of Harrisburg and as a member of the Legislature. His eldest son, William, resides on the homestead, in Chester county. The latter is a son-in-law of General Russell A. Alger. Another son, Edward, is president of the Harrisburg National Bank. His third son, Charles, is counsel for the Harrisburg Traction Company, and the fourth son, James, was associated with his father in the iron and steel business, the various plants now being included in the Central Iron and Steel Company, which embraces all the Bailey and McCormick mills and furnaces.

CR 8.5.1937.

Charles B. Conner, a widely known retired business man of this city, died last evening at the home of his nephew, Dr. Leroy Nelms at Albany, N. Y., where he had gone on a visit. Death was due to complications arising from an infection of his foot. He was 58 years of age.

Mr. Conner accompanied by Mrs. Conner and his three nieces and a nephew, Jane and Nancy Nelms, children of Dr. Leroy Nelms, who were here on a visit, and Lenora and Bobby Nelms, children of Paul Nelms, of near New Holland, left for Albany by automobile on Monday a week ago. He had been suffering from a sore toe for some time past, but it was not considered to be of any great consequence.

It appears that on the way to Albany he began to feel worse and when he reached the home of his nephew he went to bed. He appeared to get better for a few days, but last Monday evening he suddenly took a chill and since that time his condition had been critical. Yesterday afternoon his relatives here received word that his temperature had reached 106 and he had only a short time to live. A few hours later they received a message announcing that he had passed away.

Arrangements were made immediately to ship the remains to Coatesville, and the funeral will be held from his late home, 1020 Stirling street, on Saturday afternoon at two o'clock. Interment will be in Fairview cemetery.

Mr. Connor was born near Mortonville and was a son of the late Solomon and Georgetta Connor. As a young man he worked for his brother, Howard S. Conner, who at that time conducted the store at Thorndale. Later he bought out his brother and for many years he conducted the Thorndale store where he was postmaster for a considerable time.

About nine years ago he sold out his business at Thorndale and resigned as postmaster there and retired, and since then he had made his home in Coatesville. He was prominent as a member of the Olivet M. E. church where for many years past he had served as secretary of the board of trustees. He was a member of Coatesville lodge, No. 383 F. and A. M., the Royal Arch Chapter, the Tall Cedars and the Centennial Commandry Knights Templar. He also belonged to the Washington Fire company and was a director of the Downingtown Building and Loan association.

He was always greatly interested in all civic charitable movements and had a host of friends. One of his chief delights was in helping others. Surviving him besides his wife are five brothers and a sister: Harry Conner, of Centerville, Del.; William L. Conner, of Sadsburyville; Jesse Conner, of Overbrook; Mrs. Howard Nelms, of Thorndale; Norris Conner, of Lancaster; Arthur Conner, of New Cumberland.

Charles Conner, a business man of Thorndale, brother of Prothonotary Ed-

ard S. Connor, was in West Chester yesterday on business and spent a considerable portion of the day in the Court House and met other county officials and citizens. Mr. Connor is a young man, who, if he lives long enough, will make a prosperous and pretty borough of Thorndale. Since the old iron works of the Baileys went into innocuous desuetude and disappeared from the face of fair Chester Valley the little cottages of the mill workers also fell by the wayside or became shelter for Italian workmen to huddle in. Mr. Connor, who purchased a good tract of the property at Thorndale, has opened a fine business place, restored many of the cottages and made other improvements, which are to his credit. Thorndale is now a neat and prosperous village, and its natural advantages of trolley, pike and steam railway, half-way between the big boroughs of Coatesville and Downingtown make it an advantageous place for working men to reside. In a few years it will be a borough itself or a part of one of the larger ones.

9.17

CR 6.21.1944

Mrs. Chas. B. Conner

Mrs. Nora F. Conner, widow of the late Charles B. Conner, died yesterday at her home, 1020 Stirling street, in her sixty-seventh year. She had been ill for several weeks.

Mrs. Conner was a daughter of the late Benjamin S. and Lizzie M. Freeman Gray and was born at Thorndale where she lived for many years before coming to Coatesville. She was prominent as a member of Olivet Methodist church and Class 24 of the Olivet Sunday school and she was widely known in the city.

Surviving her are two sisters and a brother, Mrs. Walter R. Hughes and Mrs. Allen W. Moyer, of Coatesville, and Ashton C. Gray, of Thorndale. She also has five nieces and three nephews.

The funeral will take place from her late home on Friday afternoon at 2 o'clock. Interment will be in Fairview cemetery. Friends have been invited to call Thursday evening.

L 1-30-1949

Mr. and Mrs. D. Howard Nelms, of Thorndale, celebrated their golden wedding anniversary last Sunday at their home.

Mr. and Mrs. Nelms entertained at luncheon relatives and friends who gathered to help them celebrate the happy occasion. Miss Mary Thompson and Mrs. Charles Thompson served as receptionists and others of the family's dearest and oldest friends, including Mrs. Hettie Donley, Mrs. Agnes Thompson, Mrs. Harry Pearl, Mrs. Raymond Daller. Mrs. John King and Mrs. Theodore White, served a delicious luncheon to about thirty guests.

During the "open house," which continued throughout the afternoon and evening, Mr. and Mrs. Nelms received many neighbors and friends, who called to offer their best wishes. At 4.40 in the afternoon, the nuptial hour, Mrs. Paul Nelms, much to the surprise of the happy couple, took her place at the piano and the strains of the Lohengrin Wedding March called everyone to attention. After a beautiful performance, Mrs. Melvin Nelms sang several selections which were greatly appreciated by all.

A long-distance call from their daughter, Ethel (Mrs. Linton Bethea), of New Mexico, greatly cheered the hearts of her parents and family. Dr. H. LeRoy Nelms, a son, also called from Albany, N. Y., expressing his regret that he could not be present. A telegram from Mrs. Paul Kelley, the former Gertrude Conner, now living in Memphis, Tenn., was also greatly appreciated. Mr. and Mrs. Nelms were also the recipients of many cards, flowers and lovely gifts.

CR 9-29-1956

David Harold Nelms, 86, of Thorndale, a retired contractor and builder, died suddenly last evening.

He was taken to Coatesville hospital at 6:55 p.m. in the Washington Fire company ambulance after suffering an attack at his home and was pronounced dead on arrival.

An autopsy was to be performed this morning to determine the cause of death, according to Deputy Coroner Thomas Monteith.

Mr. Nelms had been retired for 15 years. He had also served as tax collector in Caln township for a number of years and as superintendent of the Thorndale Methodist church Sunday school for 50 years.

Born in Honey Brook, the deceased resided in Thorndale for 63 years. He was a member of the United Brethren of Carpenters and Joiners of America, Local 587, Coatesville.

The husband of the late Laura Conner Nelms, he is survived by the following children: Dr. Homer L. Nelms, Albany, N. Y.; Mrs. Ethel L. Bethea, Thorndale; Charles J., Thorndale; Paul L., Gallagherville; Mrs. Hazel Miller, Batavia, N. Y., and Leanore, Thorndale.

Twelve grandchildren and 19 great-grandchildren also survive. Services will be held at the Towson funeral home, 43 West Lancaster avenue, Downingtown, Tuesday at 2 p.m., followed by interment in Fairview cemetery, Coatesville. Friends may call at the funeral home Monday evening.

A 12.2.1948

MRS. D. H. NELMS

Mrs. Laura M. Nelms died suddenly Friday morning, at her home, in Thorndale. She had not been well for some time and shortly after getting up suffered a severe heart attack and died within an hour. She was seventy-five years old.

Mrs. Nelms was a member of the Thorndale Methodist church and active in the Caln Civic club and the WOTU.

She is survived by her husband, D. Howard Nelms, four sons and three daughters: Dr. Homer L. Nelms, of Albany, N. Y.; Mrs. Linton Bethea, of Hermosa Beach, Calif.; Jess Nelms, at home; Paul L. Nelms, of Downingtown RD; Mrs. Hazel Miller, of Batavia, N. Y.; Melvin G. Nelms, of Downingtown, and Miss Leanore Nelms, at home. She is also survived by two brothers, Norris L. Conner, of Lancaster, and Arthur Conner, of New Cumberland; twelve grandchildren and two great-grandchildren.

The funeral took place from her home in Thorndale, Monday afternoon and interment was in the Fairview cemetery, Coatesville.



Laura and D. Howard Nelms



Laura Conner Nelms



Nelms Mansion

64,
161
1835

... of from many and a vice narrow and forces depend by these
in witness whereof the said Daniel Widener and George Widener to these presents
set their hands and seals Dated the day and year first above written
before in the presence of Rebecca Davis John Davis George Widener
and on the day of the date of the above written indenture of and from the above named
and get the sum of one thousand four hundred twenty five dollars and forty five
of the United States it being the consideration money above mentioned
George Widener Daniel Widener Witness present at signing John Davis
County Pa

Before me the subscriber one of the justices of the peace in and for the
County of Chester aforesaid personally appeared Daniel Widener and George Widener the
parties named and acknowledged the above written indenture to be their own
act and deed and desired that the same might be recorded as such
to have in testimony whereof I have hereunto set my hand and seal the first
of April Anno Domini one thousand eight hundred and thirty five
Recorded April 9th 1835 John Davis Seal

This Indenture made the twenty fifth day of March in the year four
thousand one hundred eight hundred and thirty five between John Pim of
East Goshen Township in the County of Chester and State of Pennsylvania
(Yeoman) and Sarah his wife of the one part and John Bell of the township
of Goshen in the County of Chester aforesaid (Yeoman) of the other part Witnesseth that the
said John Pim and Sarah his wife for and in consideration of the sum of twelve thousand five
dollars good and lawful money of the State of Pennsylvania aforesaid to them in
hand paid by the said John Bell at and before the sealing and delivering hereof (the receipt
whereof they do hereby acknowledge and thereof acquit and forever discharge
the said John Bell his heirs executors and administrators by these presents) have granted
sold aliened conveyed released and confirmed and by these presents do grant
sell alien convey release and confirm unto the said John Bell and to his heirs and
the following described Messuage tract or parcel of land situate in the township
of Goshen aforesaid bounded and limited as follows (to wit) Beginning at a post in the
East Goshen lands thence by the same along the great road towards Philadelphia
City seven degrees and one half East sixteen perches to a post North seventy eight
perches to a post thence South eighty three degrees East
eighty perches to a post thence leaving the great road but continuing by said Richard
South two degrees East two hundred and forty five perches to a stone thence by
of the said John Pim South eighty seven degrees West one hundred and thirty
perches to a stone in a line of the aforesaid Richard Pim's land thence by the same
West two hundred and forty nine perches to the place of Beginning certain
of acres of land. The aforesaid tract of two hundred acres and
which Thomas Pim Father of the said John Pim by his last Will and Testament
of the 14th day of the 3rd Month A.D. 1785 did give and convey unto
the said tract of land unto his son the said John Pim

To his son John Pim

...shall survive his decease duly executed and proved and remaining in
 the County of Chester being therein fully appraised Together with all
 houses edifices and buildings thereon erected and being and all ways
 fences gardens or orchards rights liberties privileges advantages benefits
 whatsoever therein belonging or in anywise appertaining and the
 rents issues and profits thereof And also all the estate right title interest use trust
 and demands whatsoever of them the said John Sim and Sarah his Wife in
 law whatsoever in to or out of the same To have and to hold the said Messuage
 and parcel of land above described hereditaments and premises fully
 and lawfully (or mentioned or intended to be) with the appertinances unto the said John Bell
 his heirs and assigns to the only proper use benefit and behoof of the said John Bell his heirs
 and assigns forever And the said John Sim and Sarah his Wife for themselves their heirs executors
 administrators Do covenant promise grant and agree to and with the said John Bell his
 heirs and assigns by these presents that they the said John Sim and Sarah his Wife and their heirs
 the said Messuage tract or parcel of land hereditaments and premises lawfully granted and
 released (or mentioned and released (or mentioned or intended to be) with the appertinances
 unto the said John Bell his heirs and assigns against them the said John Sim and Sarah his
 Wife and their heirs and against all and every other person or persons whomsoever lawfully
 claiming or to claim by them or under them or any or either of them to have and to hold their
 and will warrant forever defend by these presents In Witness whereof the said parties to these
 presents have interchangedly set their hands and seals hereunto Dated the day and year
 first above written
 John Sim Seal Sarah Sim Seal

Sealed and delivered in the presence of us John Fisher Thomas & Valentine
 Chester County

Be it remembered that on the twenty fifth day of March in the year of our Lord one
 thousand eight hundred and thirty five before me the subscribed one of the Justices of the Peace in and
 for the County aforesaid personally appeared the above named John Sim and Sarah his Wife and both
 of them acknowledged the above indenture to be their act and deed and desired the same as such to be
 she the said Sarah being of full age and being first by me separately and apart from her
 husband privately examined and the contents of the said Indenture made known to her
 that she did voluntarily and of her own free will and accord did seal and as her act and
 deed deliver the said indenture without any coercion or compulsion of her said husband
 Witness my hand and seal the day and year aforesaid Thomas & Valentine Seal
 (Executed April 9th 1835)

the above named Amos Smith the grantor on the above
written indenture names and in full due form of law
acknowledges the same to be his act and deed and de-
cides that it might be recorded as such. Witness my hand
and seal the day and year aforesaid. Subscribed and sealed
(Records May 31 1835)

Deed
John Bell and wife
to
Joseph Miller

This Indenture made the thirteenth
day of December in the year of our
Lord one thousand eight hundred
and thirty five between John
Bell of East Calm Pennsylvania the

County of Chester and State of Pennsylvania (Grantor) and
Joseph Miller of the one part and Joseph Miller of the
County of Salisbury in the County of Chester aforesaid (Grantee)
of the other part witnesses that the said John Bell and
his wife heretofore for and in consideration of the sum
of thirteen hundred and thirty five dollars good and lawful
money of the State of Pennsylvania aforesaid to them in hand
paid by the said Joseph Miller at once before the said John Bell
debtor to him the receipt and payment whereof they do
fully acknowledge and thereto do acquit and forever dis-
charge the said John Bell his heirs Executors and Ad-
ministrators in these words to wit to wit the said Joseph Miller
do hereby acknowledge and confirm and confirm and
confirm the said Joseph Miller and his heirs and assigns the
following described to wit a tract or piece of land situated
in the County of East Calm aforesaid bounded and limited
as follows (to wit) Beginning at a post in the line of Richard
Pine's land thence by the same along the great and main
of Philadelphia North eighty seven degrees and one half East
thence to a post North Seventy eight degrees and
one half East sixty four perches to a post thence North eighty
degrees East fifty two perches to a post thence by the great and
main of Richard Pine's land North Sixty three degrees
East one hundred and forty five perches to a post
thence by other lands lately sold to Abner Patterson thence
North seven degrees West one hundred and thirty perches
to a stone in a line of the aforesaid Patterson thence
thence by the same North two degrees West one hundred
and forty nine perches to the place of beginning containing
Two Hundred acres of land (to wit) that the said Joseph Miller
do hereby acknowledge and confirm and confirm and confirm
that the said Joseph Miller do hereby acknowledge and confirm
indenture bearing date the twenty fifth day of December

... the said John Bell and Martha his wife as
... in the office for recording of Deeds in
... County of Chester in said Book 374 fol 88 pages
... had fully appeared in the office
... the House out house 200 and 100
... and being and all ways waters, water courses
... gardens orchards, rights, liberties, customs, advowsons
... and appurtenances, what so ever, then and
... after, or in any wise, after bearing and the reversions and
... and profits thereof - And also with the State
... interest in land property, possession, claim and claim
... of them the said John Bell and Martha his wife in
... or Equity or otherwise howsoever in or out of the County
... of Chester the said Allepudge tract of lands of 200
... hundred acres of land above described heretofore enclosed
... hereby granted and retained as mentioned in the
... with the appurtenances, with the said tract of land heretofore
... and appurtenances to the said John Bell and Martha his wife
... after this their and their heirs forever and the said John Bell
... and Martha his wife for their heirs their heirs and assigns
... administrators Do covenant promise grant and agree with
... the said John Bell and Martha his wife and their heirs and assigns
... that the said John Bell and Martha his wife and their heirs
... the said Allepudge tract of land of 200 acres of land
... premises heretofore granted and retained as mentioned in the
... do to be with the appurtenances with the said tract of land
... their heirs and assigns against them their heirs and assigns
... and Martha his wife and their heirs and assigns and all other
... every other person or persons whomsoever that they will not
... to claim the same by force or under colour of any law or
... either of them shall and well warrant and defend the same
... by these presents in the law where the said John Bell and
... Martha his wife have interest in the said tract of land
... the said John Bell and Martha his wife and their heirs
... John Bell and Martha his wife and their heirs and assigns
... in the presence of us Amos Johnson, Thomas J. Johnson
... Chester County 21st Dec^r 1791 and that on the 21st day
... day of December in the year of our said Lord the third year of
... hundred and thirty three before the Hon^{ble} Justice of the
... Justice of the Peace or at the Court aforesaid
... named appeared the above named John Bell and Martha
... his wife and personally acknowledged the foregoing
... to be their act and deed and signed the same as aforesaid
... to be recorded, she the said Martha being of full age and
... hand first by me separately and apart from the said John

... covenant promise grant and agree to and with the said Thomas Kerr his heirs and assigns by these presents that he the said James Ottenkirk and his heirs the said described lot or parcel of land hereditament and premises hereby granted or mentioned or intended to be with the appurtenances unto the said Thomas Kerr his heirs and assigns against him the said James Ottenkirk & Elizabeth his wife & their heirs and against all and every other person and persons whomsoever lawfully claiming or to claim by from or under him her them or either of them shall and well warrant and forever defend by these presents 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 } James Ottenkirk (read)
 Robert Morton Margaret Sloan } Elizabeth Ottenkirk (read)
 Chester County Pa. Be it Remembered that on the fourth day of April in the year of our Lord one thousand eight hundred and thirty five before me the underscriber one of the Justices of the Peace for the County aforesaid personally appeared the abovenamed James Ottenkirk and Elizabeth his wife and acknowledged the foregoing indenture to be their act and deed and desired the same as such to be recorded according to law. She the said Elizabeth being of full age and being first by me separately and apart from her said husband examined and the contents of the said Indenture made known to her declared on such separate examination that she voluntarily and of her own free will and accord did sign and seal and do her act and deed deliver the said indenture without any coercion or compulsion of her said husband. In witness my hand and seal the day and year aforesaid.
 Robert Morton (read)

(Recorded April 9th A. D. 1838)

Read }
 Joseph Miller & wife } This Indenture made the third day of April in
 To } the year of our Lord one thousand eight hundred
 James Forsythe } and thirty eight. Between Joseph Miller of East
 State of Pennsylvania Yeoman and Rachel his wife of the one }
 part and James Forsythe of the township of East Bradford in }
 the County of Chester aforesaid Yeoman, of the other part. }
 It is to be remembered that the said Joseph Miller and Rachel his wife for }
 and in consideration of the sum of Fifteen thousand dollars good }
 and lawful money of the State of Pennsylvania aforesaid to them }
 in hand paid by the said James Forsythe at and before the }
 signing and delivery hereof the receipt and payment whereof }
 is hereby acknowledged and certified.

and former discharge the said premises
 administrators by these presents have granted, sold, conveyed, confirmed, ratified, approved, confirmed, released and confirmed, and by these presents do give, bargain, sell, alien, release and confirm unto the said Joseph Miller his heirs and assigns all the following messuages and tenements, to wit: A certain messuage tract or parcel of land situate in the township of ...
 aforesaid bounded and limited as follows: *Viz*: Beginning at a post in the line of Richard Pinn land thence by the same along the great road towards Philadelphia North eighty seven degrees and an half East sixteen perches to a post North seventy eight degrees and an half East sixty four perches to a post thence south eighty three degrees East fifty two perches to a post thence leaving the great road but continuing along by the said Richard Pinn land South two degrees East two hundred and forty five perches to a stone thence by land of Abner Bellum South eighty seven degrees West one hundred and thirty one perches to a stone in a line of the aforesaid Richard Pinn land thence by the same North two degrees west two hundred and forty nine perches to the place of beginning. Containing two hundred acres of land the same messuage and tract of land which John Bell and Marthas his wife by their Indenture bearing date the thirtieth day of December A. D. 1735, for the consideration therein mentioned did grant and confirm unto the said Joseph Miller his heirs and assigns as by the said deed recorded in the Office for Recording of Deeds in and for the County of Chester in Deed Book No. 4 Vol. 84 Page 354, reference being thereunto had fully appears. Together with all and singular the houses out houses edifices and buildings thereon erected and being and all ways waters water courses woods trees fences gardens orchards rights liberties privileges advantages hereditaments and appurtenances whatsoever thereunto or in anywise appertaining and the reversions remainders rents issues and profits thereof. And also all the estate right title interest use trust property possession claim and demand whatsoever of them the said Joseph Miller and Rachel his wife in law or equity or otherwise howsoever or in to or out of them or any of them.

December A. D. 1835, for the consideration therein mentioned did
 grant and confirm unto the said Joseph Miller his heirs and assigns as by
 the said deed recorded in the Office for Recording of Deeds in and
 for the County of Chester in Deed Book M. 4 Vol. 84 Page 354, reference
 being thereunto had fully appears. Together with all and singular the
 houses sit houses edifices and buildings thereon erected and being and
 all ways waters water courses woods trees fences gardens orchards
 rights liberties privileges advantages hereditaments and appurtenances
 whatsoever thereto or in anywise appertaining and the reversions
 remainders rents issues and profits thereof. And also all the estate
 right title interest use trust property possession claim and demand
 whatsoever of them the said Joseph Miller and Rachel his wife in law or
 equity or otherwise howsoever of in to or out of the same. To have and
to hold the said mesuage tract or parcel of two hundred acres of
land above described hereditaments and premises hereby granted and
released or mentioned or intended to be with the appurtenances unto the
said James Forsyth his heirs and assigns to the only proper use benefit
and behoof of the said James Forsyth his heirs and assigns forever
 And the said Joseph Miller and Rachel his wife for themselves
 their heirs executors and administrators do covenant promise
 grant and agree to and with the said James Forsyth his heirs
 and assigns by these presents that they the said Joseph Miller and
 Rachel his wife and their heirs the said mesuage tract or parcel
 of land hereditaments and premises hereby granted and released
 or mentioned or intended so to be with the appurtenances unto the
 said James Forsyth his heirs and assigns against them
 the said Joseph Miller and Rachel his wife and their
 heirs and against all and every other person or persons whom
 soever lawfully claiming or to claim the same by force or under
 claim thereto or any either of them shall and will warrant
 and forever defend by these presents. In Witness whereof the
 said parties to these presents have interchangeably set their
 hands and seals here.

Deed

James Forsythe
John Forsythe

This Indenture Made the fourteenth day
of October in the Year of Our Lords one thousand
eight hundred and forty eight Between James
Forsythe of the Township of East Bradford in the
County of Chester and State of Pennsylvania of the
one part and the said John Forsythe of the Township of West Goshen County and
State of the other part Witnesseth that the said James Forsythe

for and in consideration of the sum of nine hundred and twenty two dollars
& that one eight hundred money of the United States of America unto him
well and truly paid by the said John Forsythe as and before the sealing
and signing of these presents the receipt whereof is hereby acknowledged hath
granted conveyed sold aliened released and confirmed and by
these presents doth grant bargain sell alien release and confirm unto
the said John Forsythe his heirs and assigns all the equal undivided one half
part of that piece or parcels of land situate in the Township of East Calw
County and State aforesaid bounded and described as follows, to wit: Be-
ginning in the middle of the Philadelphia and Lancaster turnpike road
which being the middle of the same South sixty one degrees and a
minute west forty seven perches and thirty five hundredths, thence by
other bounds of the said James Forsythe the four following courses and
distances to wit: South fifteen degrees and an half west fourteen per-
ches and seven hundredths to a thence South nine degrees East eight
perches and eight hundredths to a thence South six degrees and
three minutes west twenty nine perches and twelve hundredths to a
 thence South eighty two degrees East fifty four perches and seven
tenths to Richard Pinn's line thence by the same North one degree
and an half west fifty four perches to the place of beginning con-
taining eighteen acres and seventy three perches be the same more or
less it being a part of the same land and premises which Joseph
Miller and Rachel his wife by their Indenture bearing date the 13th
third day of the fourth month A.D. 1838 for the consideration therein
mentioned did grant and confirm unto the said James Forsythe
his heirs and assigns as in and by the said Indenture duly re-
corded in the Records Office of Chester County in deed Book P
Vol: 87 page 352 reference therunto being had more fully and
at large appears Together with all and singular the houses mills
woods ways waters water courses: rights liberties privileges hereditaments
and appurtenances whatsoever therein belonging or in any wise apper-
taining and the reversions and remainders rents issues and profits there-
of and all the estate right title interest property claim and demand
whatsoever of him the said James Forsythe in law equity or otherwise
howsoever of in and to the same and every part thereof To have and to
hold the said equal undivided one half part of the aforesaid piece
or parcel of land hereditaments and premises hereby granted or trans-
ferred and intended so to be with the appurtenances unto the said

Deell
Charles Downing assignee
William Fosythe & of
Aaron Sharpless of & of
So
Horace A. Beale

And I the said James Fosythe
day of December in the year of our Lord one thousand
eight hundred and fifty two did give and assign
Assignee William Fosythe and Elizabeth his wife of
The Township of East Caln, Aaron Sharpless and
Susannah his wife and Elizabeth Fosythe of the Town-
ship of East Bradford all of the County of Chester and

State of Pennsylvania of the one part and Horace A. Beale of the Township of East
Caln of the other part Whereas Joseph Miller and Rachel his wife by their
Indenture bearing date the third day of the fourth month A.D. 1858 did grant and
confirm unto James Fosythe of the Township of East Bradford now deceased and
to his heirs and assigns a certain Plantation or tract of land situated in the Town-
ship of East Caln aforesaid containing Two hundred Acres with the Appurtenances
to hold to him the said James Fosythe his heirs and assigns for ever as in and
by the said recited Indenture recorded in the Records Office of Chester County in Deed
Book PH vol 87 page 352 relation being thereunto had will at large appear

And Whereas The said James Fosythe by Indenture under his hand and seal
bearing date the 14th day of October A.D. 1848 for the consideration therein mentioned
did grant and confirm unto John Fosythe and to his heirs and assigns the undi-
vided half part of a certain Tract or parcel of land, part of the above mentioned
tract of Two hundred acres upon which a Rolling Mill and other buildings are
now erected containing Eighteen acres and seventy three perches herein after
described by miles and bounds to hold the same to him his heirs and assigns for
ever as in and by the said recited Indenture recorded in the Records Office of
Chester County in Deed Book 76 5. vol 105 page 217 will at large appear. And

Whereas the said James Fosythe being seized in his demise as of Fee Simple of
the lands of and in the other undivided half part of the said Rolling Mill and
tract of Eighteen acres and seventy three perches of land with the appurtenances
and Intestate leaving issue five children to wit William Fosythe, Susannah his wife
of Aaron Sharpless John Fosythe Jr. Elizabeth Fosythe and Secor Fosythe to whom
the same by the laws of Pennsylvania relating to Intestate Estates did descend and
come. And Whereas John Fosythe of West Goshen James Fosythe and Secor
Fosythe of East Caln surviving partners of the firm of J & A Fosythe and Sons and John
Fosythe Jr. of East Bradford late partners of the said firm, the said John Fosythe Jr. and
Secor Fosythe being two of the children and heirs at law of the said James Fosythe of
East Bradford deceased, by their Deed of Voluntary Assignment bearing date the 31st day
of January A.D. 1852 did grant and assign unto the said Charles Downing and to his
heirs and assigns all the Partnership Estate and effects of the above mentioned firm
and also all the private Estate and effects of the above named assignors whatsoever
and wherever situate to hold to him the said Assignee his heirs and assigns in
Trust for the benefit of the creditors of the said Assignors as well partnership as indi-
vidual as in and by the said Deed of Assignment recorded in the Records Office
of Chester County in Miscellaneous Deed Book No 7 page 481 reference being thereunto

Indenture bearing date the third day of the fourth month A.D. 1851 and grant and confirm unto James Forsythe of the Township of East Bradford now deceased and to his heirs and assigns a certain Plantation or tract of land situated in the Township of East Caln aforesaid containing Two hundred Acres with the appurtenances to hold to him the said James Forsythe his heirs and assigns for ever as in and by the said recited Indenture recorded in the Records Office of Chester County in Deed Book PH vol 87 page 332 relation being thereunto had well at large appears.

And whereas the said James Forsythe by Indenture under his hand and seal bearing date the 16th day of October A.D. 1848 for the consideration therein mentioned did grant and confirm unto John Forsythe and to his heirs and assigns the said certain half part of a certain Tract or parcel of land (part of the above mentioned tract of Two hundred acres) upon which a Rolling Mill and other buildings are now erected containing Eighteen Acres and seventy three perches being after description by metes and bounds to hold the same to him his heirs and assigns for ever as in and by the said recited Indenture recorded in the Records Office of Chester County in Deed Book 165 vol 103 page 217 well at large appears.

And whereas the said James Forsythe being seized in his demesne as of fee in right of the land of and in the other undivided half part of the said Rolling Mill and a tract of Eighteen Acres and seventy three perches of land with the appurtenances and Intestate having issue five children to wit William Forsythe, Susannah F. wife of Aaron Shampless John Forsythe Jr. Elizabeth Forsythe and Lewis Forsythe to whom the same by the laws of Pennsylvania relating to Intestate Estates did descend and come.

And whereas John Forsythe of West Goshen James Forsythe and Lewis Forsythe of East Caln surviving partners of the firm of J. J. Forsythe and Sons and John Forsythe Jr. of East Bradford late partners of the said firm (the said John Forsythe Jr. and Lewis Forsythe being two of the children and heirs at law of the said James Forsythe of East Bradford deceased) by their Deed of Voluntary Assignment bearing date the 11th day of January A.D. 1852 did grant and assign unto the said Charles Downing and to his heirs and assigns all the Partnership Estate and effects of the above mentioned firm and also all the private Estate and effects of the above named assignors whatsoever and whithersoever situate to hold to him the said Assignee his heirs and assigns for ever for the benefit of the creditors of the said Assignors as well particularly as individual as in and by the said Deed of Assignment recorded in the Records Office of Chester County in Miscellaneous Deed Book No 7 page 481 reference being thereunto had well more fully appears.

Now this Indenture Witnesseth that the said Charles Downing Assignee as aforesaid William Forsythe and Elizabeth his Aaron Shampless and Susannah his wife and Elizabeth Forsythe for and in consideration of the sum of Fifteen thousand and five dollars to them in hand paid by the said Horace A. Beale at and before the sealing and delivering hereof the receipt whereof they do hereby acknowledge and shew acquit and forever discharge the said Horace A. Beale his heirs executors and administrators by these presents have bargain sold aliened and of record released and confirmed and by these presents do grant bargain sell aliened and release and confirm unto the said Horace A. Beale and to his heirs and assigns

that Rolling Mill Messuage and Tract of Land situate as aforesaid bounded and described as follows Beginning in the line of Richard Pims land in the middle of the Philadelph and Lancaster Turnpike road thence thence along the same South eighty one degrees a quarter west forty seven perches and thirty five hundredths thence by other lands of the James Foy the deceased the four following courses and distances to wit, South fifteen degrees and a half west fourteen perches and seven tenths, and South nine degrees East a perches and eighty five hundredths and South six degrees and three quarters west to same perches and twelve hundredths and South eighty five degrees East fifty four perches and seven tenths to the line of Richard Pims Land thence by the same North one degree a half west fifty four perches to the place of Beginning Containing Eighteen acres a seventy three perches as aforesaid. Together with all and singular the houses Mill buildings ways woods waters water courses rights liberties privileges hereditaments and appurtenances whatsoever thenceforth belonging or in anywise appertaining and the revenues and remainders rents issues and profits thereof. And also all estate right title interest property claim and demand whatsoever of the said Charles being William Fosythe and Elizabeth Fosythe his wife Aaron Sharpless and his wife and Elizabeth Fosythe in law or equity or otherwise howsoever of or out of the same. SO THAT and to hold the said Rolling Mill Messuage an tract of land hereditaments and premises hereby granted or mentioned and intended to be with the appurtenances unto the said Horace A. Beale his heirs and assigns to the proper use and behoof of the said Horace A. Beale his heirs and assigns for ever.

And the said Parties of the first part for themselves their heirs Executors and administrators doth covenant promise grant and agree to and with the said Horace A. Beale his heirs and assigns by these presents that they the said parties of the first part to their heirs the said above mentioned and described Rolling Mill Messuage and tract of land hereditaments and premises hereby granted or mentioned or intended to be with the appurtenances unto the said Horace A. Beale his heirs and assigns against them the said parties of the first part and their heirs and against all and every other person and persons whomsoever lawfully claiming or to claim by them or under them or any of them shall and will Warrant and forever Defend by these presents.

In witness whereof the said parties to these presents have hereunto interchangeably their hands and seals the day and year first above written Charles Downing
 Spectator and delivered in the presence of us
 Parrhall Woodward Henry Fleming
 Chester County, D.

William Fosythe
 Elizabeth Fosythe
 Aaron Sharpless
 Susanna Sharpless
 Elizabeth Fosythe

On the twenty first day of December A. D. 1852 before me the subscriber one of Justices of the Peace in and for the County of Chester came the above named Charles Downing William Fosythe and Elizabeth his wife Aaron Sharpless and Susanna Fosythe his wife and Elizabeth Fosythe and they acknowledged the above writing in and to be their deed and each of them act and deed in order in order that the same might be recorded as in the recording to Law

anger the consideration above mentioned in fact,

Joseph P. Wilson

On the first day of April A.D. 1863 before me one of the Justices of the Peace in and for Chester County personally appeared the above named Joseph P. Wilson and Jane P. his wife and in due form of law acted and judged the above Indenture to be their and each of their act and deed and desired the same might be recorded as such and the said Jane P. being of full age and separate and apart from her said husband by me then on privately examined and the full contents of the above deed being by her first made known unto her she thereupon declare and say that she did voluntarily and of her own free will and accord sign seal and assent to the act and deed aforesaid the above written Indenture Good for Conveyance without compulsion or compulsion of her said husband. Witness my hand and seal the day and year aforesaid.

W. Whitehead J.P.

Recorded June 29th 1863.

Deed



Horace A. Beale
Joel B. Moorhead

This Indenture made the twenty seventh day of June in the year of our Lord one thousand eight hundred and sixty three Between Horace A. Beale of the Township of East Calm in the County of Chester and State of Pennsylvania of the one part and Joel B. Moorhead of the City of Philadelphia and State aforesaid Contractor of the other part Witnesseth that the said Horace A. Beale for and in consideration of the sum of Twenty Seven Thousand Dollars lawful money of the United States

of America into him in hand well and duly paid by Joel B. Moorhead at or before the sealing and delivery hereof the receipt whereof is hereby acknowledged hath granted bargained sold released conveyed and confirmed and by these presents doth grant bargain sell release convey and confirm unto the said Joel B. Moorhead his heirs and assigns All that rolling mill messuage and tract of land situate in the said Township of East Calm in the County of Chester and State aforesaid bounded and described as follows: Beginning in the line of Richard Penn land in the middle of the Philadelphia and Lancaster Turnpike Road thence along the same South eighty one degrees and a quarter West forty seven perches and thirty five hundredths thence by other land of the said James Finney deceased the four following courses and distances to wit South fifteen degrees one half West fourteen perches and seven tenths and South nine degrees East eight perches and eight hundredths and South six degrees and three quarters West twenty nine perches and twelve hundredths

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and South eighty five degree East fifty four perches and seven tenths to the line of Richard James Lane thence
 by the same North one degree and a half West sixty four perches to the place of beginning. Containing eight
 an acres and seventy three perches (Being the same premises which Charles Downing assigned and covenanted by
 Indenture dated the twenty first day of December A.D. 1852. Recorded in the Recorder's Office of Chester
 County in Deed Book Q. 5. Vol 113. Page 406 granted and conveyed unto the said Horace A. Beale in fee
 Together with all and singular the buildings improvements mills machinery and six acres way or roads
 lanes passages waters water courses rights liberties franchises hereditaments and appurtenances whatsoever
 thereunto belonging or in anywise appertaining and the reversions and remainders rents issues and profits
 thereof and all the estate right title interest property claim and demand whatsoever of him the said Horace
 A. Beale whether in law equity or otherwise howsoever of in and to the same and every part thereof. To Have
 and to Hold the said rolling mill buildings improvements and tract of land above described hereinafter
 and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said Joel
 B. Moorhead his heirs and assigns to and for the only preference and behoof of the said Joel B. Moorhead
 his heirs and assigns forever. Subject nevertheless to the provisions of a certain agreement made between
 Horace A. Beale and The Pennsylvania Rail Road Company dated the twenty second day of August
 A.D. 1859. Recorded at Chester County in Miscellaneous Deed Book No. 10 Page 99. And the said
 Horace A. Beale for himself his heirs executors and administrators doth by these presents covenant and
 agree to and with the said Joel B. Moorhead his heirs and assigns that he the said Horace A. Beale and his
 heirs all and singular the hereditaments and premises hereby granted or mentioned and intended so to be
 with the appurtenances unto the said Joel B. Moorhead his heirs and assigns against him the said
 Horace A. Beale and his heirs and against all and every other person or persons whomsoever lawfully claim-
 ing or to claim the same or any part thereof by from or under him them or any of them shall and law-
 fully and lawfully defend. In witness whereof the said parties to these presents have hereunto interchange-
 ably set their hands and seals the day and year first above written.

Dealed and Delivered in the Presence of Us,
 The said Eighty first and second names on the first day
 of January A.D. 1860

Horace A. Beale

Received the day of the date of the above written Indenture of the above named Joel B. Moorhead the sum
 of Twenty Seven Dollars being the full consideration money above mentioned
 Witnesses to Signing

or persons whomsoever lawfully claiming a title therein, from hereunder him, them or any of them; shall and will warrant and forever defend by their persons, In Witness Whereof the said parties to these presents have hereunto set their hands and seals, dated the day and year first above written.

Sealed and Delivered
In the presence of us:
Eros Shantz
David G. Luster

(2.50 sp. -
W. H. Thomas.)

John R. Heister
Mary A. Heister

\$363.50

Received on the day of the date of the above written Indenture, of and from the above named John B. Saylor the sum of Three hundred and sixty three Dollars and fifty Cents it being the consideration money above mentioned in full.

Eros Shantz
David G. Luster

Greene County ss.

John R. Heister

Be it remembered that on the eleventh day of April 1867 before me David G. Luster Justice of the Peace in and for the said County personally appeared the above named John R. Heister and Mary A. his wife and acknowledged her and written Indenture to be their act and deed and desired that the same might be recorded as such according to law; she the said Mary A. being of full age and by me duly examined separate and apart from her said husband the contents thereof being first made known to her declared that she did voluntarily and of her own free will and accord sign and seal her act and deed deliver the said Indenture without any coercion or compulsion of her said husband. Witness my hand and seal.

David G. Luster J.P. State

Recorded Oct 16th 1868.

Deed

Jos B. Moorhead and wife
To
William S. Bailey

This Indenture made the first day of October in the year of our Lord one thousand eight hundred and sixty eight, between Jos B. Moorhead of the City of Philadelphia in the State of Pennsylvania Contractor and Elizabeth his wife of the one part and William S. Bailey of the Township of Pottsgrove in the County of Montgomery in the said State of Pennsylvania Iron Master, of the other part. Witnesseth that the said Jos B. Moorhead and Elizabeth his wife do and in

Consideration of the sum of Fifty seven thousand five hundred dollars lawful money of the United States of America unto them well and truly paid by the said William S. Bailey, at or before the signing

and delivery thereof the receipt whereof is truly acknowledged have granted, bargained, and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said William C. Bailey his heirs and assigns. All that rolling mill messuage and tract of land situate in the Township of East Calm in the County of Chester in the State of Pennsylvania, Bounded and described as follows: Beginning in a line of Richard Sims land in the middle of the Philadelphia and Lancaster Turnpike road, thence along the same South eighty one degree and a quarter west forty seven perches and thirty five hundredths thence by land late of James Freely the deceased the four following courses and distances to wit South fifteen degrees and a half west fourteen perches and seven tenths, thence South nine degrees east eight perches and eighty five hundredths thence South six degrees and three quarters west twenty nine perches and one tenth hundredth and thence South eighty five degrees east fifty four perches and seven tenths to the said Richard Sims land and thence by the same North one degree and a half west sixty four perches to the place of beginning, containing eighteen acres and seventy three perches, (Being the same premises which Howard A. Beale by Indenture dated the twenty seventh day of June anno Domini one thousand eight hundred and sixty three and recorded in the office for recording of Deeds in and for the County of Chester at West Chester in said Book, No. 40, page 488, granted and conveyed unto the said J. C. Woodhead in fee. Subject to the provisions of a curative agreement made between the said Howard A. Beale and the Pennsylvania Rail Road Company dated the twenty second day of August A. D. 1859 and recorded in the office aforesaid in this callous said Book, No. 10, page 998.) Also all that certain tract or piece of land situate in the said Township of East Calm Bounded and described as follows: Beginning in the middle of a public road thence by the lot immediately described South eighty five degrees and a half east thirty seven perches and seventy six hundredths to a post in the line of land late of Richard Sims, thence along the same South one degree and a quarter east, eighty four perches and fifty two hundredths to a stone, thence by Arner Baldwin's land South eighty seven degrees and a half west twenty eight perches and eight tenths to the middle of the said public road thence along the middle thence north twenty degrees and a quarter west eighteen perches thence north thirty four degrees and a half west twenty one perches thence north five degrees and three quarters west sixteen perches thence north twenty six degrees and a quarter east twenty two perches and thence north one degree and three quarters west eighty perches to the place of beginning, containing twenty one acres and seventy eight perches. And also all that certain messuage and lot of land situate in the said Township of East Calm and bounded and described as follows: Beginning at a stone in the line of land formerly of Howard James Freely thence by the same South eighty five degrees east thirty seven perches and one tenth to a stone in the line of Richard Sims land thence along the said line South one degree and a half east eight perches and seventy five hundredths to a stone, thence by the lot or piece of land last above described north

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land South eighty seven degrees and a half west twenty eight perches and eight tenths to the middle of the said public road thence along the middle thereof north twenty degrees and a quarter west eighteen perches thence north thirty four degrees and a half west twenty one perches thence north five degrees and three quarters west sixteen perches thence north twenty six degrees and a quarter east twenty two perches and thence north one degree and three quarters west eighteen perches to the place of beginning, containing twenty one acres and seventy eight perches. And also all that certain messuage and lot of land situate in the said Township of East bath and bounded and described as follows: Beginning at a stone in the line of land formerly of Abraham James Scrymgeour thence by the same south eighty five degrees east thirty seven perches and one tenth to a stone in the line of Richard Sims land thence along the said line south one degree and a half east eight perches and seventy five hundredths to a stone, thence by the lot or piece of land last above described north eighty five degrees west thirty six perches and eight tenths to a stone in the road, thence north three degrees and a half west eight perches and seventy five hundredths to the place of beginning, containing three acres and one perch of land more or less. Being the same premises which William B. Torbert and Anna H. his wife by Indenture dated the eleventh day of January anno Domini one thousand eight hundred and sixty six and recorded in the office aforesaid in Bud Book W. 6. Vol. 144, page 33 were granted and conveyed unto the said Joel B. Merrihead in fee. Together with all and singular the buildings and improvements, ways, roads, lanes, passages, woods, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging or in any wise appertaining and the reversions, and remainders, rents, issues and profits thereof: and all the estate right title, interest, property, claim and demand whatsoever of them the said Joel B. Merrihead and Elizabeth his wife as well at law as in equity of in and to the same and every part thereof. To have and to hold the said Rolling Mill messuage and three several tracts or pieces of land above described hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said William S. Bailey his heirs and assigns To and for the only proper use and behoof of the said William S. Bailey his heirs and assigns forever. Subject the said tract of land first above described to the provisions of the said agreement made between the said Horace A. Hall and The Pennsylvania Canal Board Company as aforesaid: And the said Joel B. Merrihead for himself his heirs, executors and administrators doth covenant promise and agree to and with the said William S. Bailey his heirs and assigns by these presents that he the said Joel B. Merrihead and his heirs all and singular the hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said William S. Bailey his heirs and assigns against him the said Joel B. Merrihead and his heirs and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof by force of law from or under him or them or any of them shall and will subject as aforesaid to and forever defend. In Witness whereof the said parties have hereunto set their hands and seals

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you or Sarah Ann & name said... by and apart from their respective husbands, the full contents of the above Indenture, being made known unto them, did declare and say, that they did voluntarily and of their and each of their own free will and accord, by seal and as their act and deed deliver the same, without any coercion or compulsion of their said husbands. Witness my hand and seal, the date aforesaid.

W. Hibbard 
Justice of the Peace

State of Pennsylvania }
County of Delaware } D. S. - On the third day of June, A.D. 1876, before me, one of the Justices of the Peace for Delaware County, Pennsylvania, personally appeared Esther Ann Millison, wife of Oliver P. Millison, within named, and acknowledged the foregoing Indenture, to be her act and deed, in order that the same might be recorded as such. She the said Esther Ann being of full age, and by me examined, separately and apart from her said husband, the full contents of the foregoing deed, having been by me fully made known unto her did thereupon declare and say, that she did voluntarily and of her own free will and accord, sign, seal and as her act and deed, deliver the same without any coercion or compulsion of her said husband. Witness my hand and seal, the day and Year aforesaid.

A. P. Fields 

Recorded June 14th 1876.

D & C D.
Wm L. Bailey and wife
To
Hannah H. Hayes.

This Indenture, made the fifth day of June, A.D. one thousand eight hundred and seventy six, between William L. Bailey, of the Townships of Calm, in the County of Chester, and State of Pennsylvania, and to say of his wife, of the one part, and Hannah H. Hayes, wife of J. Boston Hayes of the same place, of the other part. Witnesseth, that the said William L. Bailey and Mary B. his wife, for and in consideration of the sum of Four thousand dollars, to them in hand paid by the said Hannah H. Hayes, at and before the sealing and delivery hereof, the receipt whereof they as hereby acknowledge, have granted, bargained, sold, aliened, released and confirmed, and by these presents, do grant, bargain, sell, alien, release and confirm unto the said Hannah H. Hayes, and to her heirs and assigns, all that certain messuage and lot of Land, situate in the Township of Calm, aforesaid, bounded and described as follows viz: Beginning at a post in a line of land of J. B. Hammons, a corner of other land of the said William L. Bailey. Thence by the said Hammons, south one degree and a half east, thirten perches and twelve hundredths to a post, a corner of other land of the said William L. Bailey. Thence by the said Bailey's land, north eighty six degrees and thirty six perches and eight tenths to a post in a public road, thence along the road and

land A. C. Crawford, with one degree and three quarters west, three furlongs and forty four hundredths to a pole and north three degrees and a half, west, nine furlongs and sixty eight hundredths to a corner of the said land of the said William L. Bailey, thence by the said Bailey's land, South eighty six degrees, east thirty seven furlongs and one fourth to the place of beginning, containing three acres more or less. (Being a part of the same premises which Joel B. Woodhead, of the City of Philadelphia, by indenture under his hand and seal, dated the first day of October A. D. 1868, and recorded in the Recorder's office, Chester County, in his Book P. 7. Vol. 162. page 229 for the consideration therein mentioned, granted and confirmed unto the said William L. Bailey, in fee.) Together with all and singular, the rights, liberties, privileges, hereditaments, and appurtenances, whatsoever therein to belong or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof. To have and to hold the premises, hereby granted or mentioned or intended as to be, with the appurtenances, unto the said Hannah L. Hayes, her heirs and assigns to the only proper use and behoof of the said Hannah L. Hayes, her heirs and assigns forever. Subject always nevertheless, to the right and privilege of the said William L. Bailey, his heirs and assigns to enter upon, pass and repass, over the premises, herein granted and conveyed, for the purpose of keeping the water pipe, conveying the water through the said premises to their property of the said William L. Bailey, in good order and condition, doing the same with as little damage as possible to the said property herein conveyed and the said Hannah L. Hayes, her heirs and assigns, to have the same right and privilege of entering upon, passing and repassing over other lands of the said William L. Bailey, not herein conveyed, for the purpose of the said water pipe, conveying the water from the cistern on the hill, above the houses, to the herein conveyed premises in good order and condition, doing as little damage as possible to the property of the said William L. Bailey, with the understanding that the water pipes leading from the said cistern to each house, belong to the houses to which they are attached and that the said cistern and pipe above it with the fixtures thereof, are to be kept in order, at the joint expense of the said William L. Bailey and Hannah L. Hayes, their heirs and assigns, each party paying one half of the expenses, of keeping the same in order, and repair. And the said parties to these presents, do further covenant and agree, that should the said Hannah L. Hayes, her heirs or assigns at any time wish to sell or dispose of the messuage, and lot of three acres of land, herein granted and conveyed to the said William L. Bailey, his heirs or assigns, it is to have the refusal of the same, at the price of four thousand dollars: or if there should be an advance in the value of property, at a price to be agreed upon by the said William L. Bailey and Hannah L. Hayes, their heirs or assigns, or by such arbitrators as they may select. And the said William L. Bailey, for himself, his heirs, executors and administrators, doth covenant, promise and agree, to and with the said Hannah L. Hayes, her heirs and assigns, that he, the said William L. Bailey, and his heirs, the said also mentioned and described messuage and lot of land, hereditaments and premises hereby granted or mentioned or intended as to be, with the appurtenances unto the said Hannah L. Hayes her heirs and assigns, against him, the said William L. Bailey and his heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by force or under him, them or any of them, shall and in v. warrant and forever defend by these presents the interests whereof the said parties to these presents, have hereto set their hands and seals the day and year first above written.

Witness my hand and seal in the presence of
 Wm. Hitchcock.
 Chester County, D. D.

Wm. L. Bailey
 Mary B. Bailey

Before me, the subscriber, a Justice of the Peace, in and for the said County, personally seen the above named William L. Bailey and Mary B. his wife, who in due form of law, acknowledged the above Indenture to be their act and deed, and advised that the same might be recorded as such. The said Mary B. being of full age, and by me examined, separate and apart from her said husband, and

Before me a Justice of the Peace of said county personally came the above named William Little, trustee as aforesaid and acknowledged the above indenture to be his act and deed witness my hand and seal the day and year first above written

W. Hibbard, Jr
Justice of the Peace

Recorded July 29th 1876.

Deed
Wm L. Bailey & wife
To
Charles L. Bailey et al:

This Indenture made the thirty first day of the seventh month A.D. one thousand eight hundred and seventy six Between William L. Bailey and Mary B. his wife of Thorndale Iron Works, in the Township of Calm County of Chester and State of Pennsylvania, of the one part and Charles L. Bailey of the City of Harrisburg and Joseph L. Bailey of Pine Grove Iron works, in Douglas Township Berks County both of the State of Pennsylvania of the other part: Witnesseth that the said William L. Bailey and Mary B. his wife, for and in consideration of the sum of thirty five thousand dollars, to them in hand paid by the said Charles L. and Joseph L. Bailey at and before the sealing and delivery hereof the receipt of which they do hereby acknowledge, have granted, bargained, sold, aliened, released and confirmed and by these presents do grant, bargain, sell, alien, release and confirm unto the said Charles L. and Joseph L. Bailey and to their heirs and assigns all that certain Rolling Mill known as Thorndale Iron Works, Messuage, Tenements and four tracts of land situate in the Township of Calm aforesaid bounded and described as follows viz: The first containing the Rolling Mill and Tenements Beginning in the middle of the Lancaster and Philadelphia Turnpike in a line of land of S. J. Conrad, thence by the said Conrad's land South one degree and a half East two hundred and thirty five feet and five tenths to a point in said line fifty feet and one tenth from the new centre line of the Pennsylvania Rail Road thence by land lately conveyed by the said William L. Bailey to the Pennsylvania Rail Road Company South eighty seven degrees, West, four hundred and ninety three feet and two tenths to a point South two degrees and three quarters East, twenty feet to a point, South eighty seven degrees and a quarter West, parallel East, thirty feet distant from the said new centre line one hundred and twenty five feet to a point and North eighty seven degrees and fifty seven minutes West two hundred and eleven feet and eight tenths to a corner of the fourth tract of land herein mentioned thence by the said tract North nineteen degrees and a quarter East, one hundred and one feet and six tenths to the middle of the said turnpike thence

of the City of Harrisburg and Joseph L. Bailey of Pine Grove Iron works, in Douglas Township Berks County both of the State of Pennsylvania of the other part: Witnesseth that the said William L. Bailey and Mary B. his wife, for and in consideration of the sum of thirty five thousand dollars, to them in hand paid by the said Charles L. and Joseph L. Bailey at and before the sealing and delivery hereof the receipt of which they do hereby acknowledge, have granted, bargained, sold, aliened, released and confirmed and by these presents do grant, bargain, sell, alien, release and confirm unto the said Charles L. and Joseph L. Bailey and to their heirs and assigns all that certain Rolling Mill known as Thorndale Iron Works, Messuage, Tenements and four tracts of land situate in the Township of Calm aforesaid bounded and described as follows viz: The first containing the Rolling Mill and Tenements Beginning in the middle of the Lancaster and Philadelphia Turnpike in a line of land of S. J. Conrad, thence by the said Conrad's land South one degree and a half East two hundred and thirty five feet and five tenths to a point in said line fifty feet and one tenth from the new centre line of the Pennsylvania Rail Road thence by land lately conveyed by the said William L. Bailey to the Pennsylvania Rail Road Company South eighty seven degrees, West, four hundred and ninety three feet and two tenths to a point South two degrees and three quarters East, twenty feet to a point, South eighty seven degrees and a quarter West, parallel East, thirty feet distant from the said new centre line one hundred and twenty five feet to a point and North eighty seven degrees and fifty seven minutes West two hundred and eleven feet and eight tenths to a corner of the fourth tract of land herein mentioned thence by the said tract North nineteen degrees and a quarter East, one hundred and one feet and six tenths to the middle of the said turnpike thence

along the middle of the same North eighty one degree and a quarter East forty seven
 furlongs and thirty five hundredths to the place of Beginning containing three acres
 and one hundred and forty nine furlongs more or less. The second tract beginning
 and tract of land Beginning at a point in a line of land of Dr. Hammersly eighty
 seven feet and nine tenths from the proposed new centre line of the Pennsylvania
 Rail Road, thence by said Hammersly's land South one degree and a half East thirty
 nine furlongs and eighty one hundredths to a corner of land lately conveyed by the said
 William L. Bailey to Hannah H. Hayes. thence by the said Hayes' land North eight
 six degrees that thirty seven furlongs and one tenth to the middle of a public road and
 by the same and along the said road south three degrees and a half East one
 half of a furlong to a corner of A. D. Crawford's land. thence by the said Crawford's
 land North eighty five degrees that seventeen furlongs and six tenths North six
 degrees and three quarters East, twenty nine furlongs and twelve hundredths and
 North nine degrees that six furlongs and eighty seven hundredths to a line of
 land lately conveyed by the said William L. Bailey to the Pennsylvania Rail
 Road Company seventy four feet and one tenth from the proposed new centre line
 of the said Rail Road thence by the Pennsylvania Rail Road Company's land
 and parallel with the said centre line North eighty seven degrees and a quarter
 East two hundred and sixty two feet to a point on the West side of a public road
 thence along said West side North five degrees and a quarter East twelve feet to
 a point and thence South eighty seven degrees and three quarters East five hundred
 and seventy six feet and three tenths to the place of Beginning containing
 twelve acres and fifty seven furlongs more or less. The third tract Beginning
 on the said Hammersly line at a corner of land lately conveyed by the said
 William L. Bailey to Hannah H. Hayes thence by the said line south one
 degree and a half East eighty one furlong and seventy one hundredths to a stone
 thence by Abner Baldwin's land, south eighty seven degrees and a half that thirty
 eight furlongs and eight tenths to the middle of the aforesaid public road, thence
 along the middle thereof, North twenty degrees and a quarter that, eighteen furlongs
 North thirty four degrees and a half that, twenty one furlongs North five degrees and
 three quarters that, sixteen furlongs, North twenty six degrees and a quarter East,
 twenty two furlongs, and North one degree and three quarters that, fourteen furlongs
 and thirteen hundredths to a corner of the said Hannah H. Hayes' land,
 thence by the said Hayes' land South eighty six degrees East, thirty one furlongs
 and eight tenths to the place of Beginning, containing twenty acres and one hundred
 and ten furlongs more or less. The fourth Beginning at a point on the East side of
 the first mentioned and described tract distant in the direction of the
 tracks of the Pennsylvania Railroad, thence by a line parallel to the
 centre line of the said Pennsylvania Railroad and fifty feet from the
 right angle South eighty seven degrees and a quarter that, thirty
 eight feet to a point, thence North two degrees and a half East, thirty
 and sixty one and nine tenths feet, to the middle of the
 cast iron turnpike road; thence along the said road North
 four degrees and a half East, three hundred and thirty

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land lately conveyed by the said William L. Bailey to the Pennsylvania Rail
Road Company seventy four feet and one tenth from the proposed new centre line
of the said Rail Road thence by the Pennsylvania Rail Road Company's land
and parallel with the said centre line North eighty seven degrees and a quarter
East two hundred and sixty two feet to a point on the West side of a public road
thence along said West side North five degrees and a quarter East twelve feet to
a point and thence South eighty seven degrees and three quarters East five hundred
and seventy six feet and three tenths to the place of Beginning Containing
Twelve Acres and sixty seven perches more or less. The third tract Beginning
on the said Hammensly line at a corner of land lately conveyed by the said
William L. Bailey to Hannah H. Hayes thence by the said line south one de-
gree and a half East eighty one perches and seventy one hundredths to a stone
thence by Abner Baldwin's land, south eighty seven degrees and a half West, twenty
eight perches and eight tenths to the middle of the aforesaid public road, thence
along the middle thereof, North twenty degrees and a quarter West, eighteen perches
North thirty four degrees and a half West, twenty one perches North five degrees and
three quarters West, sixteen perches, North twenty six degrees and a quarter East,
twenty two perches, and North one degree and three quarters West, fourteen perches
and thirteen hundredths to a corner of the said Hannah H. Hayes' land,
thence by the said Hayes' land South eighty six degrees East, thirty six perches
and eight tenths to the place of Beginning; Containing Twenty Acres and one hund-
red and ten perches more or less. The fourth Beginning at a point in the line of
the first mentioned and described tract, distant in the direction of that line
twenty nine and five tenths feet from the present centre line between the two main
tracks of the Pennsylvania Railroad, thence by a line parallel to the intended new
centre line of the said Pennsylvania Railroad and fifty feet distant therefrom at
right angles South eighty seven degrees and a quarter West, two hundred and fifty
eight feet to a point; thence North two degrees and three quarters West, one hundred
and sixty one and nine tenths feet, to the middle of the Philadelphia and Can-
castro turnpike road; thence along the said middle of turnpike North eighty
four degrees and a half East, three hundred and thirty and two tenths feet to the
line of the first described tract thence by said line south nineteen degrees and
a quarter West one hundred and ninety one and six tenths feet to the place of
Beginning. Containing one and one hundred and twenty four thousandths (1 1/1000)
Acres more or less (The first and second of the above described tracts, being part of
the first described lot or tract of land, in a certain Indenture by which Joel B.
Morrhead and wife granted and conveyed the aforesaid lot to the said William L.

Bailey in fee; subject to the provisions of a certain agreement made between Horace A. Beale and the Pennsylvania Railroad Company dated the twenty second day of August A.D. 1859 and recorded in the Recorder's office of Chester County in His Excellency Willa Book No 10 page 99; the said Indenture being dated the first day of October A.D. 1868 and recorded in the said office in Deed Book P. 7. vol 162, page 329. The third tract herein mentioned being a part of the second described tract in the above mentioned Indenture, and the fourth being the same tract of lands which the Pennsylvania Railroad Company, by Indenture dated the fourteenth day of June 1876 and intended to be recorded, granted and conveyed unto the said William L. Bailey in fee) Together with all and singular, the rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto belonging, or in any way appertaining; (Subject always nevertheless to the right and privilege of the above mentioned Hannah H. Hayes her heirs and assigns to enter upon, pass and re-pass over the premises herein granted and conveyed for the purpose of keeping the water pipes, conveying the water through the said premises to the property of the said Hannah H. Hayes, in good and condition doing the same with as little damage as possible to the said property, herein conveyed ~~And the said Charles L. and Joseph L. Bailey their heirs and assigns to have the same right and privilege of entering upon, passing and re-passing over the premises herein granted and conveyed for the purpose of keeping the water pipes, conveying the water through the said premises to the property of the said Hannah H. Hayes, in good and condition doing the same with as little damage as possible to the said property, herein conveyed.~~ And the said Charles L. and Joseph L. Bailey their heirs and assigns to have the same right and privilege of entering upon, passing and re-passing over the lands of the said Hannah H. Hayes, for the same purposes as above mentioned and on the same conditions; with the understanding that the water pipes, leading from the cisterns on the hill to each house, belong to the house to which they are attached, and that the cisterns and pipes above it for conveying water to the said houses are to be kept in order at the joint expense of the said Hannah H. Hayes and Charles L. and Joseph L. Bailey their heirs and assigns the said Hannah H. Hayes her heirs and assigns paying one half and the said Charles L. and Joseph L. Bailey, the other half of the expenses of keeping the same in order and repair) and the reversions and remainders, rents, issues and profits thereof; And also all the estate, right, title, interest, property, claim and demand, whatever of them, the said William L. Bailey and Mary B. his wife, in law or equity or otherwise howsoever, of, in, to or out of the same; to have and to hold the said Rolling Mill messuage tenements and four several tracts of land above mentioned and described with the appurtenances subject to the exceptions and conditions above mentioned, unto the said Charles L. and Joseph L. Bailey their heirs and assigns to the only proper use and behoof, of the said Charles L. and Joseph L. Bailey their heirs and assigns forever. And the said William L. Bailey for himself his heirs, executors and administrators doth promise and covenant and agree to and with the said Charles L. and Joseph L. Bailey their heirs and assigns by these presents, that he, the said William L. Bailey and his heirs all and singular the hereditaments and premises hereby granted or mentioned, or intended so to be with all appurtenances, unto the said Charles L. and Joseph L. Bailey their heirs and assigns forever.

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rate examination, she declares that she is unwary and of our own free will
person on the part of her husband did sign, seal and deliver the same. In testimony whereof I have hereunto set my
hand and seal the 23rd day of October, in the Year of our Lord, one thousand eight hundred and seventy six.

L. A. Kepner: 
Alderman.

City of Philadelphia, D. C.

Before me, the undersigned an Alderman for said City, personally came the within
named Jacob Barshew who acknowledged the within indenture to be his act & deed in order that the same might be
recorded as such. In witness whereof I have hereunto set my hand & official seal, this 24th day of October, A. D. 1876.

James D. Allison: 
Alderman.

Recorded December 6th 1876.

DEED

J. Barton Hayes & Wife
Or
Charles L. Bailey et al.

This Indenture, made the fourth day of November A. D. one thousand eight
hundred and seventy six. Between J. Barton Hayes and Hannah J. Hayes, his
wife of the township of Calm, in the County of Chester and State of Pennsylvania
of the one part and Charles L. Bailey and Joseph L. Bailey, the first of Harris-
burg in Dauphin County, Pennsylvania, the second of Pine woods in Douglas Town-
ship, Berks County, same State of the other part. Witness that the said J.
Barton Hayes and Hannah J. Hayes, his wife, for and in consideration of the sum of four thousand dollars to
them in cash paid by the said C. L. and J. L. Bailey at and before the ensuing day of delivery hereof, the re-
ceipt whereof they do hereby acknowledge, have granted, bargained, sold, aliened, released and confirmed and by
these presents do grant bargain, sell, alien release and confirm unto the said Charles L. and Joseph L. Bailey,
and unto their heirs and assigns all that certain messuage and lot of land situated in the township of Calm a-
bove said bounded and described as follows, to-wit: Beginning at a post in a line of land of Dr. Hammsly, a cor-
ner of the land of the said C. L. and J. L. Bailey, thence by said Hammsly's land, South one degree and
a half east, thence perches and twelve hundredths to a post, a corner of other land of said C. L. and J. L. Bai-
ley, thence by the said Baileys' other land, north eighty six degrees west thirty six perches and eight tenths
to a post in a public road, thence along said road and by land of A. A. Crawford, north one degree and three
quarters east, thirty perches and forty four hundredths, to a post and north three degrees and a half west, nine
perches and twenty eight hundredths, thence by the land of said Baileys south eighty six degrees east thirty
perches and nine tenths, to the place of beginning, containing three acres, more or less. (Being the same form
and shape of William L. Bailey and Mary B. his wife, by indenture under their hand and seal, dated the fifth
day of June A. D. 1876, and recorded in the Records office of Chester County in Deed Book, V. 8. Vol. 198. page
107) for the consideration therein mentioned, granted and confirmed unto the said Hannah J.
Hayes, together with all and singular, the rights, liberties, privileges, hereditaments and appurtenances

whatsoever they are belonging, or in any wise appertaining, and the reversions and remainders, with all and singulars thereof, to have and to hold the premises hereby granted or mentioned or intended as to be, unto the said Charles L. Bailey and Joseph L. Bailey, their heirs and assigns, to the only proper use and behoof, of the said Charles L. Bailey and Joseph L. Bailey, their heirs and assigns, forever, subject to the conditions mentioned in the said indenture from William L. Bailey and wife to Hannah H. Hayes, as follows: - Subject always, nevertheless, to the right and privilege of the said William L. Bailey, his heirs and assigns, to enter upon, pass and repose over the premises herein granted and conveyed, for the purpose of keeping the water pipe, conveying the water through the said premises, to other property of the said William L. Bailey, in good order and condition, doing the same, with as little damage as possible to the said property being conveyed. And the said Hannah H. Hayes, her heirs and assigns, to have the same right and privilege of entering upon, passing and reposing over other lands of the said William L. Bailey, not herein conveyed, for the purpose of keeping, for the purpose of keeping the water pipe, conveying the water from the cistern on the hill above the house, to the herein conveyed premises, in good order and condition, doing as little damage as possible to the property of the said William L. Bailey, with the understanding that the water pipe, leading from the said cistern to each house, belong to the house to which they are attached, and that the said cistern, and pipes above it, with the fixtures thereof, are to be kept in order and repair at the joint expense of the said William L. Bailey and Hannah H. Hayes, their heirs and assigns, each party to pay one half of the expense of keeping the same in order and repair. And the said Hannah H. Hayes, for herself, her heirs and executors and administrators, doth covenant, promise and agree, with the said Charles L. and Joseph L. Bailey, their heirs and assigns that she, the said Hannah H. Hayes and her heirs, the said above mentioned and described lot, messuage, hereditaments and premises hereby granted or mentioned or intended as to be, with the appurtenances, unto the said Charles L. and Joseph L. Bailey, their heirs and assigns, against her, the said Hannah H. Hayes, and her heirs, and against all and every other person or persons, whomsoever, lawfully claiming or to claim the same or any part thereof, by force or under any title, shall and will warrant and forever defend by these presents. In witness whereof, the said parties to these presents have hereunto set their their hands and seals, the day and Year first above written:

Signed, sealed and delivered by the premises of }
 Abram V. Trumble.

J. Boston Hayes
 Hannah H. Hayes

Charter County, D.C. Before me the subscriber, a Justice of the Peace, in and for the said County, personally came the above named J. Boston and Hannah H. Hayes, who in due form of law, acknowledged the above indenture to be their act and deed, and desired that the same might be recorded so such. The said Hannah H. Hayes, being of full age, and by me examined, separate and apart from her said husband, and the contents of the foregoing indenture being first read fully known to her, declared that she did voluntarily and of her own free will and accord, seal, and as her act and deed, deliver the same, without any coercion or compulsion of her said husband. In testimony whereof I have hereunto set my hand and seal, this fourth day of December, A.D. 1876.

Recorded December 6th 1876.

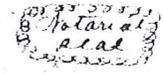
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The due execution and delivery of the said Deed is of this deponent's own proper and respective hand writing

Robt L. Webb President

Affirmed and subscribed before me the day and year aforesaid written

H. H. Gilkison
Notary Public



Recorded Jan 5. 1880

Deed

Chas L. Bailey & wife et al.
To
The Thorndale Iron Works.

This Indenture made the fifteenth day of December in the year of our Lord one thousand eight hundred and seventy nine Between Charles L. Bailey of the City of Harrisburg in the State of Pennsylvania and Emma H. his wife Joseph S. Patterson of the City of Philadelphia in the State aforesaid and Mary M. his wife and Abraham S. Patterson of Harrisburg aforesaid of the one part And The Thorndale Iron Works a Corporation incorporated under the laws of Pennsylvania located at Thorndale in the township of Calw in the County of Lehigh and State aforesaid of the other part Witnesseth that the said Charles L. Bailey and Emma H. his wife Joseph S. Patterson and Mary M. his wife and Abraham S. Patterson for and in consideration of the sum of Thirty five thousand dollars lawful money of the United States of America to them in hand well and truly paid by the said The Thorndale Iron Works at and before the sealing and delivery hereof the receipt whereof is hereby acknowledged have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said The Thorndale Iron Works its successors and assigns All that certain tract of land composed of two adjoining tracts designated in former conveyances of the same as tracts No 1 and 4) with the Rolling Mill known as Thorndale Iron Works) and Tenements thereon erected situate at Thorndale in the township of Calw aforesaid herein bounded and described as one tract as follows. Beginning in the middle of the Lancaster and Philadelphia Turnpike in a line of land of J. P. Conrad thence by the said Conrad's land south one and a half degrees east two hundred and thirty five and five tenths feet to a point in said line fifty and one tenth feet from the new centre line of the Pennsylvania Railroad thence by land of the said Rail Road Company south eighty seven and a quarter degrees east four hundred and twenty three and two tenths feet to a point and south two and three quarters degrees east twenty feet to a point and south eighty seven and a quarter degrees west parallel and thirty feet distant from the new centre line of the Pennsylvania Railroad one hundred and twenty five feet to a point and north eighty seven degrees and fifty seven minutes west two hundred and eleven and eight tenths feet to a point thence in a line parallel to and fifty feet distant from the said new centre line south eighty seven and a quarter degrees west two hundred and fifty eight feet to a point the north two and three quarters degrees west one hundred and sixty one and nine tenths feet to the middle of the said turnpike thence along the middle of the same north eighty four and a half degrees east three hundred and thirty and two tenths feet and north eighty one and a quarter degrees east forty seven and thirty five hundredths feet to the place of Beginning containing five Acres and eight and eighty four hundredths perches more or less And Also All that certain messuage and tract of land composed of three adjoining tracts designated in former conveyances of the same as tracts No 2, 3 and 5;) Situate at Thorndale aforesaid herein bounded and described as one tract as follows Beginning at a point in a line of land of J. P. Hammersley eighty seven and nine tenths feet from the proposed new centre line of Pennsylvania Rail Road thence by said Hammersley's land south one and a

Corporation incorporated under the laws of Pennsylvania located at Thorndale in the township of Calw in the County of Lehigh and State aforesaid of the other part Witnesseth that the said Charles L. Bailey and Emma H. his wife Joseph S. Patterson and Mary M. his wife and Abraham S. Patterson for and in consideration of the sum of Thirty five thousand dollars lawful money of the United States of America to them in hand well and truly paid by the said The Thorndale Iron Works at and before the sealing and delivery hereof the receipt whereof is hereby acknowledged have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said The Thorndale Iron Works its successors and assigns All that certain tract of land composed of two adjoining tracts designated in former conveyances of the same as tracts No 1 and 4) with the Rolling Mill known as Thorndale Iron Works) and Tenements thereon erected situate at Thorndale in the township of Calw aforesaid herein bounded and described as one tract as follows. Beginning in the middle of the Lancaster and Philadelphia Turnpike in a line of land of J. P. Conrad thence by the said Conrad's land south one and a half degrees east two hundred and thirty five and five tenths feet to a point in said line fifty and one tenth feet from the new centre line of the Pennsylvania Railroad thence by land of the said Rail Road Company south eighty seven and a quarter degrees east four hundred and twenty three and two tenths feet to a point and south two and three quarters degrees east twenty feet to a point and south eighty seven and a quarter degrees west parallel and thirty feet distant from the new centre line of the Pennsylvania Railroad one hundred and twenty five feet to a point and north eighty seven degrees and fifty seven minutes west two hundred and eleven and eight tenths feet to a point thence in a line parallel to and fifty feet distant from the said new centre line south eighty seven and a quarter degrees west two hundred and fifty eight feet to a point the north two and three quarters degrees west one hundred and sixty one and nine tenths feet to the middle of the said turnpike thence along the middle of the same north eighty four and a half degrees east three hundred and thirty and two tenths feet and north eighty one and a quarter degrees east forty seven and thirty five hundredths feet to the place of Beginning containing five Acres and eight and eighty four hundredths perches more or less And Also All that certain messuage and tract of land composed of three adjoining tracts designated in former conveyances of the same as tracts No 2, 3 and 5;) Situate at Thorndale aforesaid herein bounded and described as one tract as follows Beginning at a point in a line of land of J. P. Hammersley eighty seven and nine tenths feet from the proposed new centre line of Pennsylvania Rail Road thence by said Hammersley's land south one and a

half degree east one hundred and thirty five and eighty five hundredths fathoms to a stone thrown by above the middle
 north eighty seven and a half degree west twenty eight and eight tenths fathoms to a point in the middle of
 Public Road thence along the middle thirty north twenty and a quarter degrees west eight fathoms and
 north thirty four and a half degree west twenty one fathoms and north five and three quarters degree west
 seven fathoms and north twenty six and a quarter degree east twenty ten fathoms and north one and three quarters
 degree west seventeen and fifty seven hundredths fathoms and north three and a half degree west nine and
 sixty eight hundredths fathoms thence bearing east Public Road and by land of R. C. Brajford north eighty five
 degrees west seventeen and one tenth fathoms and north six and three quarters degree east twenty nine and twelve
 hundredths fathoms and north nine and eight tenths degree east thirty seven hundredths fathoms to a line of land lately conveyed by
 William S. Bailey (a former owner of the ferry granted pursuant to the Pennsylvania Race Road bearing north
 five and one tenth feet from the post and over center line of the said Race Road thence by the said Pennsylvania
 and thence with the said center line on the right seven and a quarter degrees east two hundred and eighty five
 feet to a point on the west side of the aforementioned Public Road thence along the west side of said Road north
 five and a quarter degree east twelve feet to a point thence north eighty seven and three quarters degree west
 five hundred and seventy six and three tenths feet to the place of beginning containing thirty six acres and some
 less thence across the said Race Road bearing the same bearing which William S. Bailey and wife by John Abraham
 bearing date the 31st day of the 7th month AD 1876 and recorded in the Recorder's office of Chester County in and
 County of Pa. vol 191, page 243 granted and conveyed. Said seven acre tract No 615 54. and J. Boston Taylor
 and Thomas his wife by their deed of conveyance dated the fourth day of November AD 1875 and recorded in
 the office of record in said Race Road W. F. vol 192 page 401 granted and conveyed said one acre thence in and conveyed
 tract No 59 to Charles S. Bailey, his fee simple as tenant in common; and of which said mortgage Rolling
 Mills Company and five tracts of land the said Joseph S. Bailey by his individual date the 15th day of September
 AD 1874 and recorded in the Recorder's office of record in said Race Road W. F. vol 202 page 262 granted and conveyed
 the recorded one fourth part to Abraham S. Patterson in fee simple; and by deed of conveyance dated the same
 day and recorded in the same office in said Race Road W. F. vol 202 page 262 granted and conveyed the remainder in
 fourth part to Joseph S. Patterson in fee simple whereby the whole estate in the said mortgage, Rolling Mills
 Tractments and five tracts of land being the Pennsylvanian hereby conveyed and herein described in this tract) become
 one in the said Charles S. Bailey Abraham S. Patterson and Joseph S. Patterson in fee simple. Capellan and in
 and assigns the said Pennsylvania Improvement Roads were sold to the said Rights of the said Pennsylvania
 and Appurtenances whatsoever thence belonging in any true appurtenance and the Reversion and
 remainder unto Charles S. Bailey Thury and all the estate right title interest property claim and demand
 whatsoever of them the said Charles S. Bailey and Emma H. his wife Joseph S. Patterson and Mary M. his wife
 and Abraham S. Patterson in law equity in other wise law or otherwise of in and to the same and every part thereof
 to have and to hold the said mortgage Rolling Mills Tractments and two tracts of land heretofore and
 hereunto lawfully granted or made and intended to be with the Appurtenances unto the said the
 Pennsylvanian Improvement Roads, its successors and assigns to and for the only purpose and behoof of the said Pennsylvanian
 Improvement Roads its successors and assigns forever subject nevertheless to the provisions of a certain agreement between
 Charles S. Bailey (a former owner of a part of the said property heretofore) and the Pennsylvania Race Road Company
 dated the 27th day of August AD 1859 and recorded in the Recorder's office of record in Philadelphia said Race Road
 No 17 page 97 and the said Charles S. Bailey Joseph S. Patterson and Abraham S. Patterson for themselves their heirs
 executors and administrators do by these presents covenant grant and agree to and with the said the Pennsylvanian
 Improvement Roads its successors and assigns that they the said Charles S. Bailey and Joseph S. Patterson and Abraham S. Patterson
 and their heirs and assigns shall the said Pennsylvania Improvement Roads its successors and assigns shall and grant to maintain
 and intend to do to the said the Appurtenances unto the said the Pennsylvanian Improvement Roads its successors and
 assigns against them the said Charles S. Bailey Joseph S. Patterson and Abraham S. Patterson and their heirs and
 assigns all and every other claim or demand whatsoever lawfully claiming to be claim the same or any part
 thereof by them or their heirs or assigns or any of them shall and will subject as aforesaid to grant and forever support to
 sustain and carry the said Pennsylvania Improvement Roads its successors and assigns and their heirs and assigns
 the day and year first above written.
 sealed by David M. McPherson of Pa.

DEED.

Wm. L. Bailey Juf.

This Indenture, Made the eleventh day of November

in the year of our Lord One Thousand Eight Hundred and eighty two

Thondale Iron Works between William L. Bailey of Calp township, Chester County, Pennsylv
and Mary B. his wife of the one part and Thondale Iron Works located in
the township, County and State aforesaid

of the other part. Witnesseth, that the said William L. Bailey and Mary B. his wife for and in consideration of the
sum of one hundred dollars (nominal sum) lawful money of the United States of America, well known
and truly paid by the said Thondale Iron Works at and before the sealing and delivery of these presents,
the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do
bargain, sell, alien, enfeoff, release and confirm unto the said Thondale Iron Works their Heirs and assigns,

all that lot or tract of land situated in Calp township aforesaid bounded and described
as follows: viz: Beginning at a point in the middle of the Philadelphia and Lancaster Turnpike
road a corner of land belonging to Thondale Iron Works thence along the middle of said road
(magnetic course given according to a recent survey) north eighty three and three fourth degrees
east two hundred and sixty five and four tenth feet to a corner of land of Isaac Bosty thence
along said land south six and three fourth degrees east two hundred and fifty two and five
tenth feet to the line of land of Pennsylvania Railroad Company thence along the land of
the said Company south eighty seven degrees and forty minutes west two hundred and eighty
nine and eight tenth feet to line of land of Thondale Iron Works thence along land of the said
Iron Works north one fifth degrees east two hundred and thirty five and four tenth feet to the
place of beginning. Containing one acre and eighty eight perches of land to the same more or
less (being the same premises which Samuel H. Conrad and Margaret C. his wife conveyed to
William L. Bailey (party hereto) by deed bearing date April 3rd A. D. 1882 and recorded in the
Recorder's office of Chester County in Dec. 9. vol. 213 page 104 Record being thereunto
had well appear.

Together with all and singular the Improvements Ways, Waters, Water Courses, Rights, Liberties, Privileges,
Hereditaments and Appurtenances, whatsoever thereunto belonging or in anywise appertaining; and the Reversions and Remainders, Rents, Issues and Profits
thereof, and all the estate, right, title, interest, property claim and demand whatsoever of the said William L. Bailey and Mary B. his wife
in law, equity, or otherwise howsoever, of, in and to the same and every part thereof, excepting and reserving what lawfully and justly may be due and owing
thereof as a road or street to the use of the public forever without let or hindrance.
To have and to hold the said lot or tract of land Hereditaments and Premises hereby granted or
mentioned, and intended so to be, with the appurtenances unto the said Thondale Iron Works their Heirs and Assigns, to and for
the only proper use and behoof of the said Thondale Iron Works their Heirs and Assigns forever.

And the said William L. Bailey and Mary B. his wife and their Heirs, Executors and Administrators, do by these presents
covenant, grant and agree to and with the said Thondale Iron Works their Heirs and Assigns, that they the said
William L. Bailey and Mary B. his wife their Heirs, all and singular, the Hereditaments and Premises hereinabove described and granted or
mentioned, and intended so to be, with the appurtenances unto the said Thondale Iron Works their Heirs and Assigns forever.

MacElree **AF**
Harvey

p 610.436.0100
w/macelree.com

T. Plon
M. Williams



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premises hereby granted, and mentioned as interested, so to be with the
appurtenances unto the said George R. Bone, his heirs and assigns, forever.
And we, the said parties of the first part, Executors and Trustees, as aforesaid,
of Charles S. Bailey, deceased, for ourselves, our heirs, executors and admin-
istrators, covenant with the said George R. Bone, his heirs and assigns,
as aforesaid that the said Charles S. Bailey, did convey of the above de-
scribed and herein granted premises, that they are free from all encum-
brances done or suffered by us, or either of us, and that we will and
our heirs, executors and administrators shall, warrant and defend,
the same to the said George R. Bone, his heirs and assigns, against
the lawful claims and demands of all persons claiming, by, from
or under the said Charles S. Bailey, or us, or either of us. In Witness
Whereof, We the said parties of the first part, Executors and Trustees,
as aforesaid have hereunto set our hands and seals, the day and
year first above written.

Signed, sealed and delivered
in the presence of:
Walter E. Dietrich
Edward M. Winters

Wm. C. Bailey (Seal)
Edward Bailey (Seal)
Charles S. Bailey, Jr. (Seal)
James B. Bailey (Seal)

Executors of said Testator, under the Last
Will and Testament of Charles S. Bailey, deceased

State of Pennsylvania }
County of Dauphin }
On the First day of April A. D. 1911, before me,
the subscriber, a Notary Public in and for the said State and County,
personally came the above named William C. Bailey, Edward Bailey,
Charles S. Bailey, Jr. and James B. Bailey, Executors of, and Trustees
under the Last Will and Testament of Charles S. Bailey, late of the
City of Harrisburg, County of Dauphin and State of Pennsylvania,
deceased, and in due form of law acknowledged the above In-
denture to be their act and deed, as such Executors and Trustees,
to the end that the same may be recorded, as such, according
to law. Witness my hand and Official seal, the day and year
aforesaid.

Edward M. Winters
Notary Public
204 Market St. Harrisburg, Pa.

My Commission expires January 17th. 1915.
Recorded April 7, 1911

Deed.
Thornedale Iron Works
To
William C. Bailey et al.
Executors & Trustees
Edward Bailey, Charles S. Bailey, Jr. and James B. Bailey
Executors and Trustees of Charles S. Bailey, late of the City of
Harrisburg, County of Dauphin and State of Pennsylvania,
deceased. Witnesseth, that the said Thornedale Iron Works, for
and in consideration of the sum of Seventy five hundred dollars
(\$7500), lawful money of the United States, to be in hand paid
by the said parties of the second part, at the time of the execution

This Indenture, made the First day of
April, A. D. 1911, between the Thornedale
Iron Works, a corporation of the
Commonwealth of Pennsylvania, of
the one part, and William C. Bailey,
Edward Bailey, Charles S. Bailey, Jr. and James B. Bailey,
Executors and Trustees of Charles S. Bailey, late of the City of
Harrisburg, County of Dauphin and State of Pennsylvania,
deceased, that the said Thornedale Iron Works, for
and in consideration of the sum of Seventy five hundred dollars
(\$7500), lawful money of the United States, to be in hand paid
by the said parties of the second part, at the time of the execution

hereof, the receipt whereof he hereby acknowledged, has granted, bargained, and sold, aliened, released, conveyed and confirmed, and by these presents does grant, bargain and sell, alien, release, convey and confirm unto the said William C. Bailey, Edward Bailey, Charles S. Bailey Jr. and James B. Bailey, Executors and Trustees of Charles S. Bailey deceased, as aforesaid, their survivors, successors, executors and assigns, all the lands and real estate of the said the Thormdale Iron Works, situate and being in the County of Chester, State of Pennsylvania. Together with all and singular the buildings, privileges, hereditaments and appurtenances, whosoever therunto belonging, or in anywise appertaining, and the reversions, and remainders, rents, issues and profits thereof. And also, all the estate, right, title, interest, property, claims and demand whatsoever of it, the said Thormdale Iron Works, either in law or equity, of, in, and to the same. To have and to hold, the said lands, hereditaments and premises hereby granted, bargained, and sold and mentioned or intended so to be, with the appurtenances, unto the said William C. Bailey, Edward Bailey, Charles S. Bailey, Jr. and James B. Bailey, Executors and Trustees of Charles S. Bailey, their survivors, executors, successors and assigns, to and for the only proper use and behoof of them, the said Executors and Trustees of Charles S. Bailey, deceased as aforesaid, their survivors, successors and assigns forever. And the said Thormdale Iron Works for itself, its successors, does hereby covenant and agree to and with the said parties of the second part, their survivors, successors and assigns, that it the said Thormdale Iron Works is duly authorized by law and proper corporate action to convey the said above described land, and that it, the said Thormdale Iron Works, and its successors, all and singular the hereby granted premises, with the appurtenances unto the said parties of the second part, Executors and Trustees of Charles S. Bailey, deceased, as aforesaid, their survivors, successors, executors and assigns against it, the said Thormdale Iron Works, and its successors and against all and every other person or persons whomsoever lawfully claiming, or to claim the same, by, from, or under them or any of them, or any of them, shall and will warrant and forever defend by these presents. In Witness Whereof, the said Thormdale Iron Works has caused these presents to be signed in its corporate name by its President, and its corporate seal to be hereto affixed, duly attested by its Secretary, the day and year first above written.

Thormdale Iron Works,
 By: Edward Bailey, *Edw. Bailey*
 President
 Attest: Charles S. Bailey, *Chas. S. Bailey*
 Secretary

State of Pennsylvania }
 County of Dauphin } ss. Be it remembered That on this first day of April A. D. 1911, before me, the subscriber, a Notary Public, in and for the said State and County, came Edward Bailey, President, of the above named Thormdale Iron Works, and being duly sworn according to law, says that he was present, at the execution of the above and foregoing Indenture, and saw the corporate

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Dec'd
Wm. C. Bailey
et al. Exors & Trusts
To
H. Graham Rambo

This Indenture, made the 1st day of April, A. D. 1911,
 Between William C. Bailey, Edward Bailey, Charles S.
 Bailey Jr, and James B. Bailey, all of the City of
 Harrisburg, County of Dauphin, and State of Pennsylv-
 nia, Executors and Trustees under the Last Will
 and Testament of Charles S. Bailey, late of the City of Harrisburg, County of
 Dauphin, State of Pennsylvania, deceased, of the one part; and H. Graham
 Rambo, of the Borough of Coatesville, County of Chester, said State of the
 other part; Whereas the said Charles S. Bailey, became, in his lifetime
 the owner in fee of certain lands, situate in the Townships of Calu
 and West Bradford, in the County of Chester, State of Pennsylvania; and
 being so thereof seized and possessed, made his last Will and Testament,
 in writing, bearing date the Fourth day of September A. D. 1899, wherein and
 whereby he authorized and empowered his Executors and Trustees, therein
 named, to sell, and convey any and all of his real estate, as in and
 by the said recited will, since his death, duly proven and remaining in
 the Register's Office, at the City of Harrisburg, County of Dauphin, as
 by recourse being thereunto had, will appear, and whereas, since his
 decease, his Executors and Trustees, have, by virtue of the authority
 in the said last Will, contained, become possessed as such, of certain
 other lands, in the Township of Calu, County of Chester, and State of
 Pennsylvania, formerly of the Thorndale Iron Works, Now this Indenture
 Witnesseth that the said William C. Bailey, Edward Bailey, Charles
 S. Bailey, Jr, and James B. Bailey, Executors and Trustees, as
 aforesaid, for and in consideration of the sum of One Dollar to them
 in hand paid by the said H. Graham Rambo, at and before the
 sealing and delivery hereof, the receipt whereof is hereby acknow-
 ledged, have granted, bargained, sold, aliened, released, conveyed and
 confirmed, and by these presents, and by force and virtue of the
 authority contained in the above recited last Will of Charles S.
 Bailey, deceased, do grant, bargain, sell, alien, release, convey and
 confirm unto the said H. Graham Rambo all the following
 described tracts of land, namely: Tract No. 1, All that portion of the
 Estate of the said Charles S. Bailey, deceased, situate in the Town-
 ship of Calu, County of Chester, and State of Pennsylvania,
 with the mansion farm, buildings, etc. lying north of the
 Philadelphia and Lancaster Turnpike, and being bounded
 and described as follows: Beginning at a spike in the
 center line of the Philadelphia and Lancaster Turnpike at the
 southwest corner of lands belonging to Mrs. Adaline A.
 Cory, thence by said land N. 2 deg. 30 min. E. fifteen hundred
 and seventy five (1575) feet to a stone, thence by the same N. 79
 deg. 25 min. West eight hundred eighty four and two tenths (884.2)
 feet to a stone, thence still by the same land N. 1 deg. 50 min. E.
 forty two (42) feet to a stone, a corner of Benjamin Edge's land
 thence by said land the next five (5) courses and distances, to
 wit: S. 83 deg. 50 min. W. nine hundred sixty seven and nine
 tenths (967.9) feet to a stone, thence N. 57 deg. 35 min. W. eleven
 hundred sixty and five tenths (1160.5) feet to a stone in the

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center of a public road leading from the Philadelphia, and Lancaster Turnpike to the Galw Meeting property, thence along the center of said road N. 1 deg. 15 min. E. nine hundred seventy one and thirty two hundredths (971.32) feet to a stone near the east line of the road, thence still along said road, crossing from the eastern to the western side of the road, N. 32 deg. 30 min. W. four hundred thirty seven and five tenths (437.5) feet to a stake, thence partly along the center of the public road, and still by land of Benjamin Edge, N. 1 deg. E. seventeen hundred eleven and thirty eight hundredths (1711.38) feet to a corner of the Galw Meeting property, thence by said property N. 88 deg. 40 min. W. four hundred sixty four and forty seven hundredths (464.47) feet to a stone, thence by the same land and crossing a public road, N. 8 deg. 25 min. W. three hundred thirty four and one tenth (334.1) feet to a stone, thence still by same land N. 89 deg. 35 min. E. sixty nine and three tenths (69.3) feet to a point in a public road, thence partly along the public road and by land now or late of the Mendenhall Estate, N. 39 deg. 10 min. W. two hundred and sixty nine (269) feet to a poplar tree, thence still by the same ^{land} and partly along said public road N. 51 deg. 50 min. W. six hundred thirty nine and four tenths (639.4) feet to a point, thence leaving the public road and by woodland of S. Trauger and others S. 2 deg. 25 min. W. eight hundred fifty one and four tenths (851.4) feet to a point in the center of a public road, thence along the center of same by Isaac Spackman Estate, and others S. 88 deg. 25 min. W. twelve hundred twenty-three and five tenths (1223.5) feet to a white oak in the middle of the road, thence still along the center of said public road by lands of Miller D. Waring, and Lewis Neyp, S. 89 deg. 25 min. W. seven hundred twelve and six tenths (712.6) feet to a stone in a line of Milton Timble's land, thence leaving the public road and by Timble's land, S. 8 deg. 35 min. E. three hundred ninety-nine (399) feet to a stone a corner of J. B. Preston Baker's land, thence by Baker's land the next eight courses and distances to wit: S. 88 deg. 55 min. E. six hundred fifty two and fifty seven hundredths (652.57) feet to a stone, thence S. 1 deg. 05 min. W. sixteen hundred sixty seven and eighty eight hundredths (1667.88) feet to a stone, thence S. 89 deg. 25 min. E. ten hundred red thirty-one and twenty five hundredths (1031.25) feet to a stone, thence S. 0 deg. 55 min. W. twenty one hundred and thirty (2130) feet to a corner post, thence S. 85 deg. 20 min. W. eighteen hundred and sixty (1860) feet to a stake on the east side of a public road, thence along the east side of said road S. 0 deg. 25 min. E. nine hundred twelve and forty five hundredths (912.45) feet to a spike in the center of the Philadelphia, and Lancaster Turnpike, thence along the center of same S. 86 deg. 40 min. W. sixty nine and three tenths (69.3) feet to a spike, thence crossing from the center of the the turnpike to the south line thereof S. 1 deg. 20 min. E. twenty five and four tenths (25.4) feet to a point, thence along the south line of said Turnpike by land conveyed by the Shoniker S. R. Siley Estate to the Penna. R. R. Co. N. 85 deg. 20 min. E. five thousand three hundred thirty two and

five tenths (533.25) feet to a railroad stone, a corner of the Thorndale Station lot, also in the west line of Tract # 3, thence by Tract # 3 N. 1 deg. 16 min. N. twenty five (25) feet to the northwest corner of Tract # 3, and the center of the Philadelphia and Lancaster Turnpike, thence along the center of said Turnpike by Tract # 3 N. 85 deg. 30 min. E. eleven hundred three and eight tenths (1103.8) feet to the first mentioned point and the place of beginning. Containing three hundred ninety nine and two hundred and thirty one thousandths (399.230) acres of land, be the same more or less. Being part of the same premises which Joseph Baker and his wife by their Deed, dated March 24th 1882, and recorded in Recorder's Office of Chester County in Deed Book "N" 9 Vol. 210, Page 516, granted and conveyed to Charles S. Bailey in fee. Being also a part of the same premises which Andrew W. Crawford and Frances Virginia his wife, and Caroline W. Koller, by their Deed, dated May 17th 1882, and recorded in the Recorder's Office of Chester County in Deed Book "Q" 9 Vol. 213, Page 175, granted and conveyed to Charles S. Bailey in fee. Being also a part of the same premises which Benjamin Miller Executor of Benjamin Miller deceased, and Caroline V. Miller, widow by their Deed, dated Feb. 26th 1883, and recorded in the Recorder's Office of Chester County, in Deed Book "S" 9, Vol. 215, Page 75, granted and conveyed to Charles S. Bailey in fee. Being all the same premises which John K. Edge, by his deed dated June 6th 1892, and recorded in the Recorder's Office of Chester County, in Deed Book "Y" Vol. 246, Page 559, granted and conveyed to Charles S. Bailey in fee. Tract No. 2. All the land, less of the Estate of Charles S. Bailey, deceased, and of the Thorndale Iron Works situate in the Township of Galu, or the Townships of Galu and West Bradford, in the County of Chester, State of Pennsylvania, lying South of the Right of Way of the Pennsylvania Railroad Company, and being bounded and described as follows: Beginning at a stone heap, at the line of land conveyed or about to be conveyed, by the Decree herein to George R. Bone, at the corner of what is known as the National Transit wood lot and land of Lewis Sunderman; thence by Lewis Sunderman's land N. 3 deg. 45 min. E. four hundred seventy seven and eight tenths (477.8) feet to a stone; thence by the same land N. 2 deg. 35 min. E. twenty one hundred eighty nine and three tenths (2189.3) feet to a Railroad stone on the southern Right of Way line of the Penna. R. R. Co.; thence by said Right of Way line N. 89 deg. 26 min. W. five hundred sixty nine and eight tenths (569.8) feet to a spike in the center of a public road leading from the Philadelphia and Lancaster Turnpike to Embreeville; thence still along the south right of way line of the said Railroad Company the next seven courses and distances, to wit: - S. 81 deg. 44 min. W. six hundred forty eight and eight tenths (648.8) feet to a Railroad Stone, on the east side of a public road leading to Thorndale Station; thence along the east side of said road N. 42 deg. 21 min. W. ninety six and eight tenths (96.8) feet to a spike; thence crossing the public road, S. 89 deg. 21 min. W. eleven hundred fifty four and two tenths (1154.2) feet to a spike; thence S. 83 deg. 02 min. W. eight hundred and fifty seven (857) feet to a point in

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the west line of a public road crossing under the tracks of the said Railroad Company; thence along the east side of the public road S 1 deg. 35 min. E. eighty four and six tenths (84.6) feet to a point in the south line of the public road, thence along the same by a line parallel to the center line of the Railroad and two hundred feet (200) distant southwardly therefrom, S. 85 deg. 25 min. W. twelve hundred forty-two and seven tenths (1242.7) feet to a point in an old road; thence by the same N. 1 deg. 15 min. E. seventy (70) feet to a point; thence S. 84 deg. 04 min. W. fifteen hundred seventy one and one tenth (1571.1) feet; thence leaving the Right of Way line and by lands of the Penna. R. R. Co. used as a coaling station, S. 4 deg. 35 min. E. seven hundred and sixty eight (768) feet; thence by the same S. 85 deg. 25 min. W. three hundred sixty eight and two tenths (368.2) feet to a point in the line of land of H. Preston Baker; thence by said land S. 1 deg. 20 min. E. one hundred thirty-two and two tenths (132.2) feet to a stake; thence S. 9 deg. 0 min. E. eleven hundred twenty five and three tenths (1125.3) feet to a stake; thence by lands now or late of C. W. Gray S. 87 deg. 28 min. E. sixteen hundred, sixty eight and five tenths (1668.5) feet to a stake; thence S. 86 deg. 27 min. E. one hundred seventy nine and two tenths (179.2) feet to a stone in a public road; thence along the center of the public road N. 55 deg. 15 min. E. three hundred forty and five tenths (340.5) feet to a stake, at the intersection of another road; thence along the last mentioned road and by land now or late of C. W. Gray, S. 58 deg. 0 min. E. four hundred and four and nine tenths (404.9) feet; thence leaving the public road and by land of Marshall Taylor, now or late, S. 88 deg. 30 min. E. seven hundred and thirty two (732) feet to a stone, a corner of W. Henry Stouffer land; thence by the same the next six courses and distances to wit: S. 89 deg. 0 min. E. seven hundred eighteen and two tenths (718.2) feet to a stone; thence N. 2 deg. 30 min. E. four hundred and eighty three (483) feet to a stone; thence S. 89 deg. 35 min. E. seventeen hundred thirteen and three tenths (1713.3) feet to a spike; in the center of a public road, a corner of the National Transit wood lot; thence along the public road, S. 15 deg. 20 min. E. four hundred ninety four and four tenths (494.4) feet to another corner of the wood lot; thence, leaving the public road, and by land formerly of C. S. Bailey and about to be conveyed to George R. Done, S. 89 deg. 5 min. E. three hundred and twenty five (325) feet, to the place of beginning; containing three hundred fourteen and thirty seven hundredths (314.37) acres of land; be the same more or less. Being all the premises which the National Transit Company, by its deed dated June 7th. 1891, and recorded in the Recorder's Office of Chester County in Deed Book B. 11, Vol. 247, Page 8, granted and conveyed to Charles S. Bailey in fee. Being also a part of the same premises which Benjamin Miller, Executor of Benjamin J. Miller, deceased, and Carolina W. Miller, widow, by deed dated February 26th. 1883 and recorded in the Recorder's Office of Chester County in Deed Book 87 Vol.

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215, Page 75, granted and conveyed to Charles S. Bailey in fee. Being also a part of the same premises which Andrew A. Crumford and Frances Virginia his wife, and Caroline M. Colley, by their deed dated May 5th 1882, and recorded in the Recorder's Office of Chester County in Deed Book K 9, Vol. 213, Page 195 granted and conveyed to Charles S. Bailey in fee. Being also a part of the same premises which Joseph B. Baker and wife, by their deed dated March 3rd 1882, and recorded in the Recorder's Office of Chester County in Deed Book K 9, Vol. 210, Page 516, granted and conveyed to Charles S. Bailey in fee. Being all of Tract No. 2, which Charles S. Bailey and wife, et. al. by their deed dated December 15th 1879, and recorded in the Recorder's Office of Chester County in Deed Book F 9, Vol. 203, Page 539, granted and conveyed to the Thorndale Iron Works in fee, and which the said Thorndale Iron Works, by deed dated April 1st 1911, intended to be forthwith recorded, granted and conveyed to the Grantors, the parties herein of the first part.

(2) Tract No. 3 All that piece of land, situate in the Township of Galw, County of Chester and State of Pennsylvania, formerly of the Thorndale Iron Works, upon which erected a frame messuage used as a store, a blacksmith shop, ware houses, barn, and several tenement houses, being described as follows:— Beginning at a spike in the center line of the Philadelphia and Lancaster Turnpike, at a corner of land belonging to Mrs. Adaline B. Corey, thence along the center of said turnpike, and by land of Mrs. Adaline B. Corey N. 85 deg. 20 min. E. ninety nine and twenty five hundredths (99.25) feet to a point in a line of land belonging to Wilson and Roberts, thence leaving the turnpike and by land of said Wilson and Roberts, S. 5 deg. 0 min. E. two hundred and forty two (242) feet to a point in the north Right of Way line of the Penna. Railroad, thence along the said right of way line, passing over a corner stone, set one hundred thirty two and nine tenths (132.9) feet west of the above mentioned point, and crossing a public road, S 89 deg. 08 min. W. a total distance of twelve hundred seventeen and five tenths (1217.5) feet to a stake, a corner of the Thorndale Station lot, thence by said lot and passing over a stone set twenty five (25) feet south of the center of turnpike N. 1 deg. 19 min. W. a total distance of one hundred fifty six and seven tenths (156.7) feet to a spike in the center line of the Philadelphia and Lancaster Turnpike, thence along the center line thereof, by land of H. Graham Rumb, N. 85 deg. 20 min. E. eleven hundred three and eight tenths (1103.8) feet to the first mentioned point, and place of beginning. Containing five and five hundred and five one thousandths (5-505/1000) acres, of land, be the same more or less. Being all of the same premises granted and conveyed by Charles S. Bailey and wife, Joseph S. Patterson and wife, and Abram S. Patterson to the Thorndale Iron Works, by deed dated December 15th 1879, and recorded in the Recorder's Office of Chester County, in Deed Book F 9, Vol. 203, Page 539, and being part of the same premises which William S. Bailey and wife, by their deed, dated November 24th 1882, and recorded

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in the Recorder's Office of Chester County, in Deed Book No. 9, Vol. 209, Page 496, granted and conveyed to the Thorsdale Iron Works in fee; and which the said Thorsdale Iron Works, by deed, dated April 1st, 1911, intended to be forthwith recorded, granted and conveyed to the Grantors, the parties herein of the first part, Tract No. 4. All that certain piece of land, formerly of the Thorsdale Iron Works, situate in the Township of Galu, County of Chester and State of Pennsylvania, bounded and described as follows: Beginning at a point in the center line of the Philadelphia and Lancaster Turnpike, at a distance of one hundred fifty and seventy five hundredths (150.75) feet east of the southwest corner of the Adaline A. Corey property, thence by said property, and along the center line of the Philadelphia and Lancaster Turnpike, N. 85 deg. 20 min. E. one hundred and eleven (111) feet to a corner of land now or late of Isaac Kurtz, thence leaving the turnpike and by Kurtz's land, S. 5 deg. 10 min. E. two hundred and fifty three (253) feet to a point in the north right of way line of the Pennsylvania Railroad Company, thence along said right of way line S. 89 deg. 08 min. W. one hundred and twelve (112) feet, to a corner of land belonging to Wilson and Roberts, thence by the same N. 5 deg. 0 min. W. two hundred forty five and three tenths (245.3) feet to the first mentioned point and place of beginning. Containing twenty seven thousand, seven hundred and eighty (27,780) square feet of land, be the same more or less. Being a part of the same premises which William S. Bailey and wife by their deed dated November 24th, 1882, and recorded in the Recorder's Office of Chester County in Deed Book No. 9, Vol. 209, Page 496, granted and conveyed to the Thorsdale Iron Works in fee; and which the said Thorsdale Iron Works, by deed, dated April 1st, 1911, and intended to be forthwith recorded, granted and conveyed unto the Grantors, the parties herein of the first part. The above and foregoing described tracts of land and premises being subject, however, to the easements following: The right of way granted by Charles S. Bailey to John P. Pearson by his deed, dated December 4th, 1882, recorded in the Recorder's Office of Chester County in Miscellaneous Deed Book No. 7, Page 402. The right of way granted by deed of April 3rd, A. D. 1907, by the Executors and Trustees of Charles S. Bailey, deceased, the parties herein of the first part, to the West Chester Street Railway Company, to construct and maintain an electric street passenger railway along and upon the turnpike road between Downingtown and Coatesville, known as the Lancaster Pike. The rights of the Pennsylvania Railroad Company under the Agreement between Horace A. Beale and the said Company, under date of August 3rd, 1859, recorded in the Recorder's Office of Chester County in Miscellaneous Book No. 10, Page 77. The right of way, granted by deed of April 3rd, 1907, by the Executors and Trustees of Charles S. Bailey, deceased, parties herein of the first part, to the Delaware & Atlantic Telephone & Telegraph Company to maintain its poles on and along the highway known as the Lancaster Pike, together with, all and singular, the rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the above and foregoing

mentioned, and intended so to be, with the appurtenances, unto the said Grantee his heirs and assigns, to and for the sole purposes and behoof of the said Grantee her heirs and assigns forever. And she doth hereby nevertheless, as respects the second above described lot or piece of ground, to the payment of a certain Mortgage Debt or principal sum of Three thousand five hundred dollars with interest due and to become due thereon. And the said Grantor for herself her heirs, executors and administrators doth by these presents, covenant, grant, warrant, sell and with the said Grantee his heirs and assigns, that she the said Grantor her heirs, all and singular the heretofore or to be promised, done, or otherwise described, and granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee his heirs and assigns, against her, the said Grantor her heirs and assigns, and against all and every person or persons in whomsoever lawfully claiming or to claim the premises or any part thereof, by, from, or under her, their, or any of them, shall and will subject as aforesaid. Witness my hand and face of my seal. In Witness Whereof, the said Grantor hath hereunto set her hand and seal. Dated the day and year first above mentioned.

Sealed and Delivered }
 in the presence of us: } Elizabeth Garber, wife,
 Alex. Colville }
 James A. McIntyre }

Received, the day of the date of the above Indenture, of the above named Grantee, the full consideration money above mentioned.

Witness at signing }
 Alex. Colville } Elizabeth Garber
 James A. McIntyre }

On the Twenty seventh day of April, Anno Domini 1911, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared the above named Elizabeth Garber, and in due form of law acknowledged the above Indenture to be her act and deed, and desired the same might be recorded as such. Witness my hand and official seal the day and year aforesaid.

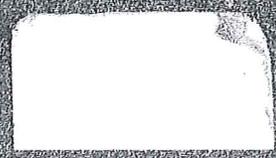
Alex. Colville
 Notary Public

Commission expires January 15, 1913
 3301 Fairmount Ave.

Recorded April 28, 1911.

Deeds.
 H. Graham Rarabo,
 — To —
 Charles B. Corner

This Indenture, made the 14th day of April in the year of our Lord one thousand nine hundred and eleven, A. D. 1911, between H. Graham Rarabo, of the Borough of Easttown, County of Chester, and State of Pennsylvania, party of the first part, and Charles B. Corner, of the Township of Calm, County of



Chester and State of Pennsylvania, party of the second part, Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) 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 sealing 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, The following described real estate, to wit: Tract No. 1, All that tract or piece of land, situate in the Township of Galu, County of Chester and State of Pennsylvania upon which is erected a frame messuage used as a store, a black smiths shop, warehouses, barn and several tenement houses, being Tract No. 3 or Plan made by W. R. Rambo, Surveyor, February 2d, 1911, and more fully described as follows: Beginning at a spike in the center line of the Philadelphia and Lancaster Turnpike at a corner of land belonging to Mrs. Adaline A. Corey, thence along the center of said Turnpike and by land of the said Mrs. Adaline A. Corey, North eighty five degrees and twenty minutes East, ninety nine and twenty five hundredths feet to a point in a line of land belonging to Wilson and Roberts, thence leaving the Turnpike and by land of said Wilson and Roberts, South five degrees East, two hundred and forty two feet to a point in the north Right of Way line of the Pennsylvania Railroad; thence along the said Right of Way line passing over a corner stone set one hundred and thirty two and nine tenths feet west of the above mentioned point and crossing a public road, South eighty nine degrees and eight minutes West, a total distance of twelve hundred and seven and five tenths feet to a stake, a corner of the Thorndale Station lot, thence by said lot and passing over a stone set twenty five feet south of the center of Turnpike, North one degree and sixteen minutes west, a total distance of one hundred and fifty six and seven tenths feet to a spike in the center line of the Philadelphia and Lancaster Turnpike aforesaid; thence along the center line thereof by other lands of H. Graham Rambo, North eighty five degrees and twenty minutes East, eleven hundred and three and eight tenths feet to the first mentioned point and place of beginning containing five and five hundred and five one thousandths acres of land, be the same more or less.

Tract No. 2 All that frame messuage and tract of land situate in the Township of Galu, County of Chester and State of Pennsylvania, being Tract No. 4 on the aforesaid Plan, and more fully described as follows: Beginning at a point in the center line of the Philadelphia and Lancaster Turnpike at a distance of one hundred and fifty and seven five hundredths feet east of the southwest corner of the Adaline A. Corey property; thence by said property, and along the center line of the Philadelphia and Lancaster Turnpike, North eighty five degrees and twenty minutes East, one hundred and eleven feet to a corner of land now or late of Isaac Hurty, thence leaving the Turnpike and by Hurty's land, South five degrees and ten minutes East, two hundred and fifty three feet to a point in the north Right of Way line of the

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Pennsylvania Railroad Company, thence along said Right of Way line, South eighty nine degrees and eight minutes West, one hundred and twelve feet to a corner of land belonging to Wilson and Roberts, thence by the same, North five degrees west, two hundred and forty five and three tenths feet to the first mentioned point and place of beginning. Containing twenty seven thousand seven hundred and eighty square feet of land, be the same more or less. Tract No. 3. All that certain messuage and lot or tract of land, situate in the Township of Caln, County of Chester, and State of Pennsylvania, and more particularly described as follows: - Beginning at a spike in the center of a public road leading from the Philadelphia and Lancaster Turnpikes to Embreeville, said point of beginning being in the south Right of Way line of the Pennsylvania Railroad Company, thence along the south Right of Way line of the Pennsylvania Railroad, South eighty one degrees and forty four minutes West, two hundred and sixty feet to a stake in a line of other lands of H. Graham Rambo, thence by the same, South eleven degrees and twenty minutes West, four hundred and eighty and five tenths feet to a corner post; thence by the same, South, South eighty degrees and eleven minutes East, two hundred and eighty nine and eight tenths feet to a spike in the center of the first mentioned road; thence along the center of same, and still by other lands of the said H. Graham Rambo, North six degrees and forty four minutes East, five hundred and sixty one and three tenths feet to the first mentioned point and place of beginning. Containing three and twenty one hundredths acres of land, be the same more or less. Subject to the water Right and Agreement between H. Corno A. Beale and The Pennsylvania Railroad Company, dated August 22nd. 1859, and recorded in the Recorder's Office of Chester County, Pa. in Misc. Deed Book No. 10, Page 99. Said above described messuages and tracts of land being a part of the same premises which William C. Bailey, Edward Bailey, Charles S. Bailey, Jr. and James D. Bailey, Executors of the Will and Trustees of the estate, of Charles S. Bailey, deceased, by deed dated April 1st. A. D. 1911, duly executed and delivered before the execution and delivery of these presents, and about to be recorded, granted and conveyed unto the said H. Graham Rambo party hereto, in fee. Together with the right to have and maintain the pipe lines, as now located, and used in connection with the buildings on all three of the above described premises for conveying water from sources on remaining lands of said Grantor about to be conveyed to Isacher Price and Jesse Conner respectively and the right on the part of said Grantee, his heirs and assigns, and his or their servants, employees or agents, to enter upon said servient tenements, to examine, repair, renew and maintain the several pipe lines and sources, and for such purposes to have free and uninterrupted ingress, egress and regress thereto. And Together with the right to have and maintain a water pipe across land now owned by Wilson & Roberts, conveying water between Tracts No. 1 and 2 above described, as set forth in deed recorded in the Recorder's Office aforesaid in Deed Book 76, 10.

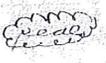
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Pages, and the right to have and maintain a water pipe under and through land of The Pennsylvania Railroad, as reserved in deed recorded in said Office in Deed Book S 13, Page 1183, and in any and all grants and reservations by and between the Pennsylvania Railroad Company and the Grantor's predecessors in title. 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 party of the first part, 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 party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever. And the said H. Graham Rambo, for himself, his heirs, executors and administrators doth by these presents covenant, grant and agree to and with the said party of the second part, his heirs and assigns forever, that he the said party of the first part, his 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 party of the second part, his heirs and assigns, against him the said H. Graham Rambo, his heirs and assigns, against him the said H. Graham Rambo, his heirs and assigns, against all and every other person or persons whosoever lawfully claiming or to claim, the same or any part thereof, by from or under him, them or any of them, shall and will by these presents, Warrant and force defend. In Witness Whereof, the said party of the first part to these presents has herunto set his hand and seal. Dated the day and year first above written.

Signed, Sealed and Delivered }
in the presence of,
H. J. Garland,
John E. Johnson

H. Graham Rambo 

Received, this day of the date of the above Indenture, of the above named Charles B. Conner full payment of the within mentioned consideration.
H. Graham Rambo.

State of Pennsylvania, }
County of Chester, } ss.: On the Seventh day of April Anno Domini 1911, before me, the subscriber, a Notary Public, duly commissioned and residing in West Chester, Pa., personally appeared the above named H. Graham Rambo, and in due form of law acknowledged the above Indenture to be his act and deed, and desired the same might be recorded as such. Witness my hand and Notarial seal this day and year aforesaid.

John E. Johnson, 
Notary Public.

Commission expires Feb. 21st, 1915.

Recorded April 7, 1911.

DEED

This Indenture,

Made the Eighth day of

January, in the year of our Lord one thousand nine hundred and eighteen.

CHARLES B. CONNER & WF.
TO
D. HOWARD NELMS, ET AL.

Noted

BETWEEN Charles B. Conner and Nora F. Conner, his wife; of the Township of Caln, County of Chester and State of Pennsylvania, parties of the first part, AND D. Howard Nelms and Laura M. Nelms, of the same place as tenants in entirety, parties

of the second part: Witnesseth That the said part ^{ies} of the first part, for and in consideration of the sum of ^{One Dollar} of the second part to the said part ^{ies} 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, conveyed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said part ^{ies} of the second part, their Heirs and Assigns,

ALL THAT CERTAIN message and lot or tract of land, situate in the Township of Caln, County of Chester and State of Pennsylvania, and more particularly described as follows:- BEGINNING at a point in the center of a public road leading from the Philadelphia and Lancaster Turnpike to Embreeville; said point of beginning being distant fifty one and seventy six one hundredths (51.76) feet Southwardly from the South Right of Way line of the Pennsylvania Railroad Company, measuring along the center line of said public road; thence by other land of the said Charles B. Conner, along a line parallel with the South Right of Way line of the Pennsylvania Railroad Company and fifty (50) feet distant therefrom, South eighty one degrees and forty four minutes West (S. 81° 44' W.) two hundred and five and thirty three one hundredths (205.33) feet to a point for a new corner of remaining land of the said Charles B. Conner; thence by the same South eleven degrees and twenty minutes West (S. 11° 20' W.) four hundred and fifty five and seventy four one hundredths (455.74) feet to a stake in line of land now or late of H. Graham Rambo; thence by the same South eighty degrees and eleven minutes East (S. 80° 11' E.) two hundred and thirty four and one tenth (234.1) feet to a spike in the center of the first mentioned public road; thence along the center of the same and still by other lands now or late of the said H. Graham Rambo, North six degrees and forty four minutes East (N. 6° 44' E.) five hundred and nine and fifty four one hundredths (509.54) feet to the first mentioned point and place of beginning. CONTAINING two and thirty four one hundredths (2.34) acres of land, be the same more or less. BEING a part of the same premises designated as Tract No. 3 which H. Graham Rambo, an unmarried man, by deed dated April 7, 1911 and duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book D 14, Vol. 326, Page 343, granted and conveyed unto the said Charles B. Conner, party of the first part hereto, in fee. SUBJECT to and together with any and all water rights, agreements, rights to have and maintain water pipes and any and all grants and reservations as set forth and mentioned in the said deed from H. Graham Rambo to the said Charles B. Conner, and recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book D 14, Vol. 326, Page 343, in so far as the same may affect in any way the premises hereinabove particularly described and hereby granted and conveyed.

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TOGETHER with all and singular the Buildings, Improvements, Woods, Ways, Rights, Liberties, Privileges, Hereditaments and Appurtenances to the same belonging, together with the right of the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; together with the interest, property, possession, claim and demand whatsoever both in law and equity of the said parties of the first part, unto the said parties of the second part, their Heirs and Assigns.

TO HAVE AND TO HOLD the 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.

parties of the first part, for themselves, their Heirs, Executors and Administrators, do hereby grant, bargain, sell, alien 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 hereinunto, unto the said part ^{ies} of the second part, their Heirs and Assigns, together with all and singular the appurtenances, unto the said part ^{ies} of the second part, their Heirs and Assigns, against all and every other person, or persons, their Heirs and Assigns, and the heirs and assigns of the said parties of the first part, their Heirs and Assigns, and the heirs and assigns of the said parties of the second part, their Heirs and Assigns, by, from or under him, her, them or any of them SHALL AND WILL by these presents their hands and seals. Dated the day and year

Witness my hand and the hand of the said parties of the first part, in presence of the undersigned, Notary Public, in and for the County of Chester, State of Pennsylvania, this Eighth day of January, 1918, at the City of Philadelphia, Pennsylvania.

Notary Public: Harry E. Woodward, T. S. DeLoach

Charles B. Conner. (SEAL)
Nora F. Conner. (SEAL)

Witness my hand and the hand of the said parties of the second part, in presence of the undersigned, Notary Public, in and for the County of Chester, State of Pennsylvania, this Eighth day of January, 1918, at the City of Philadelphia, Pennsylvania.

D. Howard Nelms, the full consideration money hereinabove Charles B. Conner.

Witness my hand and the hand of the said parties of the first part, in presence of the undersigned, Notary Public, in and for the County of Chester, State of Pennsylvania, this Eighth day of January, 1918, at the City of Philadelphia, Pennsylvania.

Notary Public: Harry E. Woodward, T. S. DeLoach

Charles B. Conner, his wife, Nora F. Conner, do hereby grant, bargain, sell, alien 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 hereinunto, unto the said part ^{ies} of the second part, their Heirs and Assigns, together with all and singular the appurtenances, unto the said part ^{ies} of the second part, their Heirs and Assigns, against all and every other person, or persons, their Heirs and Assigns, and the heirs and assigns of the said parties of the first part, their Heirs and Assigns, and the heirs and assigns of the said parties of the second part, their Heirs and Assigns, by, from or under him, her, them or any of them SHALL AND WILL by these presents their hands and seals. Dated the day and year

This Deed, made this 2nd day of August 1976
Between, HAZEL NELMS MILLER of 201 Embreeville Road, Thorndale, Chester County, Pennsylvania (hereinafter called the "Grantor"),

of the one part, and ROBERT F. SHOOP and NORMA S. SHOOP, his wife, of 1550 Broad Run Road, Downingtown, Chester County, Penna. (hereinafter called the "Grantee"), of the other part.

Witnesseth, That in consideration of Sixty Thousand (\$60,000.00) ----- 00/100 Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor do hereby grant and convey unto the said Grantee, their heirs and assigns,

ALL THAT CERTAIN message and lot or tract of land, situate in the Township of Caln, County of Chester and State of Pennsylvania, and more particularly described as follows:

BEGINNING at a point in the center of a public road leading from the Philadelphia and Lancaster Turnpike to Embreeville; said point of beginning being distant fifty one and seventy six one hundredths (51.76) feet southwardly from the south Right of Way line of the Pennsylvania Railroad Company, measuring along the center line of said public road; thence by other land now or late of Charles B. Conner, along a line parallel with the south Right of Way line of the Pennsylvania Railroad Company and fifty (50) feet distant therefrom, South eighty one degrees and forty four minutes West (S. 81° 44' W.) two hundred and five and thirty three one hundredths (205.33) feet to a point for a new corner of remaining land now or late of Charles B. Conner; thence by the same South eleven degrees and twenty minutes West (S. 11° 20' W.) four hundred and fifty five and seventy four one hundredths (455.74) feet to a stake in line of land now or late of H. Graham Rambo; thence by the same South eighty degrees and eleven minutes East (S. 80° 11' E.) two hundred and thirty four and one tenth (234.1) feet to a spike in the center of the first mentioned public road; thence along the center of the same and still by other lands now or late of the said H. Graham Rambo, North six degrees and forty four minutes East (N. 6° 44' E.) five hundred and nine and fifty four one hundredths (509.54) feet to the first mentioned point and place of beginning.

CONTAINING two and thirty four one hundredths (2.34) acres of land, be the same more or less.

BEING the same premises which D. Howard Nelms, widower, by deed dated December 2, 1948, and recorded in the Recorder of Deeds Office of Chester County in Deed Book N-23, Page 491, granted and conveyed unto Hazel Nelms Miller, in fee.

SUBJECT TO AND TOGETHER WITH any and all water rights, agreements, rights to have and maintain water pipes and any and all grants and reservations as set forth and mentioned in the said deed from H. Graham Rambo to the said Charles B. Conner, and recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Deed Book D-14, Vol. 326, Page 343, in so far as the same may affect in any way the premises hereinabove particularly described and hereby granted and conveyed.

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