

Senior, in hereby bind myself, my heirs administrators and  
 executors and assigns, to grant unto the said N. P. Walton his  
 heirs administrators executors and assigns full, free, and unre-  
 stricted privileges of Wood, Water, right of way and all privileges  
 that may be necessary for the successful prosecution of the busi-  
 ness of mining. Further, I J. L. Westmoreland Senior, for myself,  
 my heirs administrators executors and assigns - in the event  
 that something valuable is discovered by the party, or parties  
 herein authorized and empowered - within the term of twelve months  
 from the date of this instrument, or contract, then, in that event  
 said N. P. Walton his heirs administrators executors and  
 assigns if he or they should so choose, or elect are  
 fully hereby authorized, and empowered, with the exclusive  
 right to bargain with all the rights and privileges  
 before named or necessary - the business of mining - hereby  
 granting, and bargaining unto the said N. P. Walton his heirs  
 executors administrators and assigns the full right and privi-  
 lege of retaining one fourth (1/4) of the net proceeds of  
 the mine, or mines or minerals, contained in the within describ-  
 ed premises the remaining three fourths (3/4) of the net proceeds  
 of the mine or mines or minerals, shall be the property of said  
 J. L. Westmoreland Senior. Further, it is expressly hereby agreed  
 understood, and contracted, that if the said N. P. Walton, or his  
 heirs administrators executors or assigns shall at any time  
 after the discovery of something valuable - upon or in the  
 premises herein described - choose, or prefer either to sell or to  
 lease, his or their one fourth (1/4) interest, property, right  
 privileges, and hereditaments in the within described premises  
 rather than to wish the same then, in that case, I the said  
 J. L. Westmoreland Senior, do hereby bind myself my heirs  
 executors administrators and assigns, to grant the said N. P.  
 Walton, his heirs administrators executors and assigns full  
 and free privilege to do so, without let or hindrance, - and  
 said N. P. Walton's interest, or property, in the within describ-  
 ed premises - either for himself, his administrators, execu-  
 tors and assigns - shall be deemed and taken to be, in Law  
 and equity - to all interest and purposes equal to a fee  
 simple, interest and property to the extent of one fourth  
 (1/4) of the value of all the Metals, ores, minerals, rights  
 values privileges and hereditaments, in said herein describ-  
 ed premises - without deduction for any cause whatever,  
 Further, and in the event of the discovery by said N. P. Walton  
 his heirs administrators and assigns, of something valuable  
 upon or within the premises herein described, I the said J. L.  
 Westmoreland Senior, do hereby for myself, my heirs exe-  
 cutors administrators and assigns bind myself to execute  
 when called upon to do so, to the said N. P. Walton his  
 heirs executors administrators and assigns - good and  
 sufficient warranty deed and title in fee simple - free  
 from dower for one fourth (1/4) of all the rights