

and assigns for and the said Benj.^o and Samu^l
 doe hereby for them and their heirs Covenant promise
 Grant and agree to with the said Charles his Ex^{rs}
 and adm^r that they y^e Benj.^o at the onsealing and
 Delivery of these presents are seized of a good firme
 indeafeazable Estate of Inheritance in fee simple
 of and in the two tracts of Land and that they
 will for ever warrant and defend y^e same unto him
 the said Charles as well ag^t all other Surreys as ag^t
 all manner of p^{er}sons y^e shall or may lawfully claime
 any Right title or interest whatsoever of in and
 to y^e same, and y^e y^e tracts of Land are at this time
 free & clear of and from all manner of incumbrances
 whatsoever Provided allwayes and it is the
 true intent and meaning of these presents y^e in
 case the Benj.^o and Samu^l or either of them
 their ^{or either of them} heirs Ex^{rs} or administrators shall & will at or
 upon y^e fourth day of January w^{ch} shall be in
 y^e yeare of our Lord one thousand seven hundred
 and six pay or cause to be paid unto y^e Charles
 his Ex^{rs} adm^r or assigns by good & sufficient Bices of
 Eccl^o w^{ch} shall duly accepted and paid according to y^e
 tenor thereof & drawne at twenty days sight on
 some responsible merchant in the City of London
 the said sume of one hundred & thirty five pounds
 with legall interest for the same then this Deed and
 all the Coven^ts articles & Clauses therein contained
 shall cease determin & be void other wise shall remain
 absolute to Uest^{er} the fee in y^e Charles his heirs
 & assigns for Ever In WITNESS whereof the said
 partyes have hereunto interchangeably set their
 hands and Seales the day & year above -