

One hundred and fifty perches then North west by West seven
 ty three perches thence South west by west fifty three
 perches then South South east one hundred perches then
 west by South sixty perches then South South east fifty perches
 to a marked gum tree bounding with Russes land east by north
 five hundred and fifty perches till it intersect the ~~apt~~ Dates
 Desire heretofore in the possession of Paul Kempton and from
 the said intersection by a straight line to the first bounded tree
 containing by Estimation four hundred Acres of Land more or less
 And also all & all manner of trees woods vnderwood wayes
 waters watercourses houses out Houses orchards gardens profits
 Commodities advantages Emolument hereditament and Appertenance
 whatsoever to the ~~same~~ same two pieces or parcels of Land
 belonging or Appertaining To have and to hold the said two
 pieces or parcels of Land with the appertenance and every
 part and parcel thereof unto the R Samuel Groom his
 Executors Administrators and Assignes from the day of
 date hereof for and during and unto the full and an
 time of two thousand years from hence Next ensuing
 and fully to be compleat & ended yielding and paying
 therefore yearly during the R term unto the R William
 Nichols his heirs And Assignes the yearly Rent of one
 Grain of Indian Corn if the same shall be Lawfully
 demanded provided alwayes and upon Condition Never
 the less That if the R ^{John} Nichols his Executors
 or Administrators Doe and shall well and truly pay
 or cause to paid unto the R Samuel Groom his Executors
 Administrators or Assignes the full and Just Sum of two
 hundred and one pounds Eight Shillings of Lawfull mo
 ney of Great Brittain by good and sufficient Bills of Exch
 ange to be Drawn upon some Responsible Merchant in Great
 Brittain ~~at the rate of~~ Lawfull intrest for the same after
 the rate of Six pounds per Cent per Annum at three Equal
 yearly payments the first payment thereof to be made with
 Intrest by Bills of Exchange ^{as} at or upon the twenty
 fourth day of June now next coming and so on the
 Twenty fourth of June yearly and that Such Bills of
 Exchange when drawn ~~thereon~~ shall be duly honored and
 Paid That then this present Indenture and every Article
 of and