

degrees northerly thirty Eight perches then north twenty
 degrees westerly one hundred and eleven perches then to the
 first tree containing one hundred twenty five acres more
 or less together with all and singular the rights members
 and appurtenances to the same belonging or in any wise
 appertaining To have & to hold the said Messuages or
 Tenement and other the premises unto him of Stephen
 his heirs and Assignes from the feast of St Michael the
 Archangel last past before the day of the date of these presents
 for and during and unto the full end and term of ninety
 and nine years next ensuing the date hereof **yielding**
and paying therefore yearly and every year during
 the said term of ninety and nine years unto him the said
 James Beall his heirs and Assignes the yearly rent or
 Acknowledgment of one ear of Indian Corn at the said
 feast of St Michael the Archangel or within ten days
 next ensuing thereof if demanded by the said James his
 heirs or Assignes **And** the said James Beall doth by these
 presents Covenant promise & agree to and with him the said Stephen
 his heirs and Assignes that he the said James at the time of
 the entering and delivery of these presents if the said Tenement
 is seized in fee simple of and in a good sure and indisputable
 Estate of inheritance and that the same is and standeth
 and for ever hereafter shall stand remain and continue
 clearly acquitted liberated and discharged of and from all
 former bargains sales grants leases conveyances Rents
 arrears of rent, rent charges, and other incumbrances whether
 by Statute Judgments recognizances forfeitures attainders
 of him the said James or of those under whom he
 derived or by any other way or means whatsoever save
 only the Quit rents hereafter to grow due to the right
 honorable the Lord proprietary, **And** the said James
 doth further by these presents Covenant promise grant
 and agree to and with the said Stephen and his heirs
 that the the said James at the time of the entering and
 delivery of these presents hath in himself good right full
 power and legal authority to demise and to farm **Sett**
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