

And that this present Grant and Sale of the said Land
 and promises to him the said Edmund Benson his Heirs and
 Assigns for ever shall and will warrant and defend of &
 from all and every all Manner of persons whatsoever
 Claiming any Right Title or Interest thereunto
 by from or under him the said Peter Shipley his Heirs
 or Assigns or by from or under him them or either of
 them And Lastly the said Peter Shipley doth
 Covenant promise and Agree for himself his Heirs
 Exors and Admrs to and with the said Edmund Benson
 his Heirs and Assigns that he the said Peter Shipley
 his Heirs Exors and Admrs shall and will from time to
 time and at all times hereafter at the reasonable
 request & at the Costs and Charges ⁱⁿ the Law of the
 said Edmund Benson his Heirs or Assigns make such
 further & other Grant & Assurances for the due making
 and Confirming the aforesaid Land and promises unto
 the said Edmund Benson his Heirs and Assigns for ever
 according to the true Intent and Meaning hereof as he
 shall by his Council Learned in the Law be reasonably
 advised advised or required provided nevertheless
 that if the said Shipley his Heirs Exors or Admrs
 shall well and truly pay to the said Edmund Benson
 his Heirs Exors or Assigns the full and just
 sum of Fifty pounds Sterl with lawfull Interest
 thereon by good and sufficient Bills of Exch. to be
 drawn on some responsible Merchant in London and
 there duly answered and paid according to the Tenor
 and Sale by soon and separate payments or at
 any