Hath granted bargained and Sold & by these presents Doth grant bargain & Sell unto them the said John Steinmetz and William Bell all those two Tracts or parcels of Land situate lying and being in Prince Georges County aforesaid the one Called and known by the name of Clover Farm's about five miles from Bladensburgh containing seven hundred and twenty one Acres the other called Hoskinsons Lot on a branch Called Nago about five miles from Bladensburgh containing three hundred and twenty nine Acres also four valuable improved lots or parcels of Ground in the Town of Bladensburgh in Prince Georges County aforesaid distinguished by the Numbers Thirty one Thirty six Forty seven & Forty eight also one other Tract or parcel of Land in Montgomery County called Mitchells Range on Seneca Creek about twenty four Miles from Bladensburgh & George Town containing four hundred and forty one Acres together with all the Improvements Advantages & Appurtenances to the said Tracts of Land and lots of Ground & each & every of them belonging or in any wise appertaining & the reversion & reversions Remainder & Remainders Rents Issues & Profits thereof and also all the Estate Right title & Interest whatsoever of him the said Richard Ponsonby of in and to the said several parcels & lots of Ground and every of their Appurtenances To have and to hold the said Lands and premisses hereby granted or intended so to be with their Appurtenances unto the said John Steinmetz & William Bell their Heirs & Assigns for ever Provided always & it is the true intent & meaning of these presents that if the said Richard Ponsonby his heirs Executors or Administrators do and shall well and truly pay or Cause to be paid unto the said John Steinmetz and William Bell their Executors Administrators or Assigns the aforesaid Quantity of seven hundred and thirty two thousand pounds weight of Merchantable Inspected Crop Tobacco at the Warehouses of George Town & Bladensburgh on Patomac or Queen Anne & Upper Marlborough on Patuxent or a part at each place as may be most convenient to the said Richard Ponsonby or that he shall fully satisfy the said John Steinmetz & William Bell for the same by paying a part thereof in Tobacco & giving them good & Sufficient Obligations from Safe men for payment of the Remainder at said Warehouses in manner following, to wit, four hundred and Thirty one Thousand pounds weight thereof with lawfull Interest for the same from the first day of august now last past to be paid in eighteen Months from the thirteenth day of June last past and the Residue to wit three hundred and one thousand pounds weight Clear of Interest on or before the first day of September seventeen hundred and eighty six that then & from thenceforth these presents every Matter Clause & thing herein contained shall cease and be utterly void any thing herein contained to the contrary Notwithstanding. And the said Richard Ponsonby for himself his heirs Executors & Administrators doth covenant and grant to and with the said John Steinmetz & William Bell that he the said Richard Ponsonby shall and will well & truly pay or Cause to be paid unto them the said John Steinmetz & William Bell their Executors Administrators or Assigns the aforesaid quantity of Seven hundred & thirty two thousand pounds weight of Merchantable inspected Crop Tobacco in the proportions & at the times above mentioned according to the true Intent & meaning of these presents and that if Default shall be made by the said Richard Ponsonby his Executors or Administrators in the payments above mentioned or either of them at the times above specified or in Securing the payments to be made as above expressed that then it shall and may be lawfull for the said John Steinmetz and William Bell or either of them & they or either of them is hereby fully authorized & empowered to enter into all and every of the above mentioned Tracts or parcels & lots of Ground with their Appurtenances and the same to dispose of in the most eligible & advantageous Manner that can be devised for the Interest of the said Richard Ponsonby and convey the same to any person or persons who shall purchase and the said John Steinmetz & William Bell for themselves & their heirs do covenant & agree to and with the said Richard Ponsonby that in order to Obtain the highest price or prices possible for the property herein mentioned the same shall not be disposed of untill after the same shall have been Advertised six successive weeks in the Virginia Maryland & Pensylvania News papers in which Advertisements it shall be set forth that the same shall be sold at Public Vendue to the highest bidder and the money and Tobbacco Arising from such sale or Sales shall be applied by the said John Steinmetz & William Bell to the discharge of the Debt abovementioned and any other Debt or Debts which shall fairly & justly be due and Owing from the said Richard Ponsonby unto them

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