

## COVENANTS.

321

absolute Estate in Fee Simple, shall be thereof vested in him the said *E. R.* and his Heirs, according to the true Intent and Meaning of these Presents. an absolute Estate is vested in Bargains.

—doth covenant and agree to and with the said *R. C.* his, &c. That notwithstanding of any Act or Thing by the said *J. F.* done to the contrary, the said recited Indenture of Lease is a good, true, perfect and indefeasible Lease in the Law at the Time of the Ensealing and Delivery of these Presents, and so shall stand, remain, continue, and be unto the said *R. C.* and his Executors, Administrators and Assigns, for and during the Remainder of the Term of Years thereby granted, under the Rents and Covenants therein mentioned and contained. That a lease Assigned is good.

*And* That the said *J. K.* now hath good Right, lawful and absolute Power and Authority in himself, to grant, alien and convey all and singular the said Lands, Tenements and Hereditaments hereby granted or mentioned to be hereby granted, and every Part and Parcel thereof, with the Appurtenances, unto the said *E. R.* his Heirs and Assigns, in Manner and Form aforesaid. That Bargainor hath Power to Convey.

*And* that the said *E. R.* his Heirs and Assigns, and every of them shall, or lawfully may, from Time to Time, and at all and every Time and Times hereafter, have, hold, occupy, use, possess and enjoy all and singular the Lands, Tenements, Hereditaments and Premises hereby granted or mentioned to be hereby granted, and every Part and Parcel thereof, with all and singular their and every of their Appurtenances, and all and every of the Rents, Issues, Profits and Commodities thereof, arising, accruing and growing, to have, receive and take, without any Manner of Lett, Suit, Trouble, Vexation, Ejection, Disturbance or other Hindrance or Molestation whatsoever, of or by *J. K.* his Heirs or Assigns or any other Person or Persons whatsoever, lawfully claiming or to claim the said Lands and Premises, or any Part or Parcel thereof, (except as herein after is excepted.) For peaceable Enjoyment.

*And* the said *E. M.* for himself, his Heirs, &c. and every of them, doth covenant, grant and agree to and with the said *J. A.* his &c. and every of them, that he the said *J. A.* and Assigns, shall and may from Time to Time, and at all Times during the Term hereby granted as aforesaid, peaceably and quietly have, hold, perceive, receive, and take the said Annuity, yearly Sum, or annual Rent of £ 40 in Manner and Form aforesaid, according to the Tenor, true Intent and Meaning of these Presents, without any Lett, Suit, For peaceably receiving &c. the Annuity.