

6. That every Lot to be put up to Sale Separately and Distinctly by Public Auction or Bidding to be so notified and that the highest Bidder be the purchaser.

7. Provided Nevertheless, that it is my Will, and Pleasure, that Purchasers shall not Offer at the times of such Public Auction or Sale for all the Lots to be then put up according to the Terms and Conditions of these my Instructions. That such Lots be again put up to Sale at a Public Bidding upon fourteen Days further Notice to be signified as aforesaid upon the like Terms and Conditions. And if purchasers shall not then Offer, that in such case you be at Liberty to sell such Lots by Private Contract under the like Regulations and Restrictions in every other Respect as herein are directed. But in case of such Sales by Private Contract you are to Proceed with great Caution and Circumspection and to render me by the first Opportunity a very Particular Account of your Proceedings with the Reasons for the Same.

8. That such Lands as are uncultivated and at present untenanted be not sold for less than thirty Pounds Sterling Money of Great Britain for every One hundred Acres and so in proportion for a greater or less Number of Acres and also six pence Sterling for each Acre to defray the Expence of Surveying and other Incidents. And that there be reserved thereon an Annual Quit Rent of eight Shillings or more if to be got but not less than four Shillings Sterling Money aforesaid payable half year upon every One hundred Acres and so in proportion for a greater or less Number of Acres and also a fine upon every Death or Alienation being not less than a Years Improved Rent.

9. That such Lands as are cultivated and tenanted be put up to Sale and not sold for less than one hundred Pounds Sterling Money for every One hundred Acres over and above the six pence Sterling per Acre to be paid for the charges of Sale and so in proportion for a greater or less Number of Acres or more according to the natural Fertility and convenience of such cultivated Lands and the particular Circumstances attending the same and that there be reserved the present Annual Quit Rents or more and also a fine on every Death or Alienation of One Years Improved Rent at the Least.

10. That Twenty five Pounds Rent or One Fourth of the Purchase Money be immediately paid to you either in Money or in good Bills of Exchange payable to me or my Order in London by every Person who shall be declared by you the Purchaser of each Lot at the time of his being so declared. And that the Remainder of the purchase Money shall remain a charge upon the purchased Lands and shall together with the reserved Rents be further secured by the Purchasers Bond payable to me, my Heirs and Executors in London with a sufficient Penalty till paid the whole to be paid within three Years from the time of such Declaration of Purchase and being divided into thirds to be paid by as many equal Payments at the end of each of the three Years the whole without Interest for the first Year when the first Payment being made the remaining two thirds are to pay Interest at Six Pounds Rent of Annuum for the last two Years and the Purchaser upon full payment of his Principal and Interest within the Respective times aforesaid and after having completed his last Payment and paid the Reserved Quit Rents then due to have proper and Legal Conveyances from me or my Heirs, such Conveyances being taken at the Purchasers Expence. But in Default of any of the said Payments the said Lands shall be again sold by Auction but for