

CONDITIONS

O F

S A L E

OF THE RIGHT HONOURABLE

LORD BALTIMORE

MANORS & RESERVED LANDS.

EVERY LOT to be put up separately and distinctly, with the Number of Acres contained in each LOT. The Price to be fixed by the COMMISSIONERS: If Leased, upon what Terms they are respectively let or holden; and the highest Bidder shall be declared the Purchaser.

THAT Sixpence Sterling, per Acre, shall be paid by every Person declared a Purchaser, over and above the Sum by him bid.

THAT an Annual Quit-Rent, of Four Shillings Sterling Money, payable half-yearly, shall be reserved on every Hundred Acres; and so, in Proportion for a greater or less Number of Acres; and also a Fine upon every Alienation of One Year's improv'd Rent, of Four Shillings Sterling for every Hundred Acres.

THAT One Fourth of the Purchase Money be paid down in Money, or good Bills of Exchange, payable to the Right Honourable the Lord BALTIMORE or his Order, in LONDON, by every Person who shall be declared the Purchaser of each LOT, and that the Remainder of the Purchase-Money shall remain a Charge upon the purchased Lands, and all, together with the Reserved Rents, be further secured, by ARTICLES OF AGREEMENT, under a sufficient Penalty, 'til paid. The Whole of said Remainder 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 carry Interest, at Six per Cent. per Annum, for the last Two Years; and the Purchaser, upon full Payment of his Principal, and Interest, within the respective Times aforesaid, and after having compleated his last Payment, and paid the Received Quit-Rents then due, shall have proper and legal Grants from his Lordship, or his Heirs, under the Great Seal; such Conveyances being taken at the Purchaser's Expence, and for their Encouragement, and to lessen the Expence attending their Purchase, to be recorded, either in the Land, Provincial, or County Office, at such under Rates as shall be agreed upon by the Governor, and his Lordship's Officers; but, in Default of any of the said Payments, the said Lands shall be again sold, by AUCTION, but for Ready Money only; and, out of the Produce, his Lordship, the Right Honourable the Lord BALTIMORE, shall be first paid the Remainder of the original Purchase-Money, with Interest, at Six per Cent. from the respective Defaults in Payment; and the Residue shall be applied towards the Repayment of the former Vendee. But, if the Lands, upon such Re-sale, shall not produce more than sufficient, in Ready Money, to pay the remaining Debt and Interest, then the original Debt, and Deposite of One-Fourth, is to be forfeited, and the Lands are to revert to his Lordship, and his Heirs.

THAT a Reservation shall be made to his Lordship, the Right Honourable the Lord BALTIMORE, and his Heirs, of all Gold and Silver Mines, whatsoever, which now are, or hereafter shall be discovered, upon the Lands to be sold, or any Part thereof; together with all other Clauses and Reservations usually inserted in any former Alienations made by his Lordship, or his late Honoured Father, for these last Thirty Years.

PROVIDED ALWAYS, That in Case of Fraud, Collusion, or other Contravention of these his Lordship's Instructions, and not otherwise, all Sales, or Contracts for Sales, made by Virtue, or under Colour of these Presents, are to be revocable by his Lordship, or his Heirs, for the Space of Twelve Months from the Date thereof; but, if not revoked within that Term, the same shall be taken as absolute. — If revoked, Notice thereof shall be immediately given, and the Money advanced, returned to the Purchaser, with the usual Interest of the Province, and Compensation also made for all Sums of Money, which shall, *bona Fide*, have been laid out for clearing, improving, or building on any Part of the Lands contained in such Sale, to be ascertained by Arbitration.

ALL Rents growing due, are to cease on Payment of the Deposite; and any Person desirous of having an immediate Conveyance, shall, on making full Payment, be allowed Six per Cent. on Three Fourths of the Money by him bid.