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Delivery of these presents the receipt whereof the said Benjamin doth hereby
acknowledge hath granted bargained sold aliened infeoffed and confirmed
and by these presents for himself and his heirs doth clearly and absolutely
grant bargain sell alien infeoff and confirm unto the said Richard Pond
his heirs and assigns all that tract or parcel of Land situate lying and being
in the bounty aforesaid on the South side of Round Hill Swamp containing
by estimation three hundred and ninety acres be the same more or less;
The said Land being granted unto the said Benjamin Clifton by a certain
Patent bearing Date the twenty seventh Day of September one thousand seven
hundred and fifty two and bounded as by the said Patent now remaining of
Record in the Secretary's office of this Colony reference being thereunto had will
at large appear and all edifices Buildings Orchards and all other
appurtenances thereunto belonging or therewith enjoyed and the Rever-
sion and Reversions Remainder and Remainders thereof and of every part
and parcel thereof and all the Estate Right Title Interest ~~and~~ Claim and
Demand of him the said Benjamin Clifton and his heirs of in or to the
same or of in or to any part or parcel ^{thereof} To Have and to Hold the Lands &
Tenements and Premises with their and every of their appurtenances
unto the said Richard Pond his heirs and assigns to the only use and behoof
of the said Richard Pond his heirs and assigns forever and the said Beny-
Clifton doth for himself and his heirs covenant and agree to and with the said
Richard Pond his heirs and assigns in manner and form following that is
to say that he the said Benjamin Clifton for and notwithstanding any act
or thing by him or by his means consent privity or procurement had made
committed done or willingly or willingly suffered to the contrary; now and
at the time of the sealing and delivery of these presents standeth and is
solely and rightfully seized of the said three hundred and ninety acres
of Land and premises of a good absolute and perfect Estate in Fee
Simple to him and his heirs forever and hath good Right full power and
Lawful Authority in his own Right to grant convey and assure the said
three hundred and ninety acres of Land and premises and every part and
parcel thereof unto the said Richard Pond his heirs and assigns in manner
aforesaid and the said Richard Pond his heirs and assigns and every of them
shall and may at all times hereafter peaceably and lawfully hold use and
enjoy all and singular the Premises with the Appurtenances without the
let suit Trouble or Charge whatsoever of or by the said Benjamin Clifton his
heirs and assigns or any other person or persons whatsoever lawfully having
or claiming any Estate Interest or thing of in or out of the said three