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This Indenture made this 24th of February in the year of our Lord
 1804 Between James Wiggins of the County of Southampton of the one
 part and Thomas Peto of the same County of the other part (Witnesseth
 That the said James Wiggins in order to secure the payment of the following
 Debt (Vizt) the sum of twenty pounds twelve Shillings and threepence
 with Legal Interest thereon from the Above date last past till payment
 in consideration of the sum of one dollar to him the said James Wiggins
 at or before the enclosing and delivery of these presents the receipt whereof
 whereby Acknowledged by the said James Wiggins hath granted
 bargained and sold, and by these presents doth grant bargain and
 sell unto the said Thomas Peto, one certain tract or parcel or piece of
 Land lying and being in the County of Southampton on the North Side of the
 River Test containing Forty two Acres to the same more or less, and bounded
 together by the Land of the said Thos. Peto, it being of the Land formerly
 of Abraham Wiggins. To have and to hold the said Forty two
 Acres of Land to the same more or less, with the Appurtenances there-
 unto belonging in any manner Appurtenant unto him the said Thomas
 Peto his heirs Executors Administrators or assigns forever free from the ob-
 servance of him the said James Wiggins his heirs Executors Admini-
 strators or assigns of them and the said James Wiggins doth further Covenant
 warrant with the said Thomas Peto that he never mortgaged and never
 doth by deed or otherwise unto the said Thomas Peto his heirs or assigns
 hereafter as he may think fit or proper (After having advertised the same
 in a place of sale at some public place near the land at least twenty
 days before the sale proceed to sell the same to the highest bidder for ready
 money and out of the proceeds of such Sale in the first place pay all the
 expenses of this Indenture and Sale of the said Land and the Debt due
 by the said James Wiggins his heirs or administrators or assigns in the
 second place pay the Interest thereof and the residue of any to pay unto
 the said Thomas Peto his heirs or assigns by deed or otherwise at the day and year above written
 Signed Sealed and Delivered in presence of
 James Wiggins Seal

This
James H. Higgins
mark