

sold and by these presents doth give grant bargain sell convey and
 make over unto the said Robert Mabry his heirs and assigns from
 a certain tract or parcel of land situate lying and being in the County
 of Southampton aforesaid and on the north side of the flat Swamp
 and bounded as follows by the lands of David Seward by the lands
 James R. Mummach, by the lands of Benjamin Blunt next by the lands
 of James Ramsay and by the lands of John Mundall containing by
 estimation two hundred and fifty acres be the same more or less
 its being the Land whereon he the said Joseph Mundall at present
 resides To Have and to hold the said Land with all the appur-
 tenances unto the said Robert Mabry his heirs and assigns from
 in trust for said Henry Smith and Thomas Rowell their heirs and
 assigns or assigns for the express purpose of paying the said Henry Smith
 the sum one Hundred and nine pounds one Shilling and six pence—
 also to Thomas Rowell the sum of Twelve pounds seventeen Shillings
 and seven pence in case the said Joseph Mundall should make default
 it is hereby agreed and declared to be the true intent and meaning
 of this Indenture that if the said Sums as above Specify'd be not
 paid unto unto the said Henry Smith and Thomas Rowell with
 all Interest thereon on or before the first day of May ensuing the
 date hereof then the said Smith and Rowell or either of them shall
 be at liberty at any time thereafter when it may suit him or
 them the said debts or any part thereof still remaining unpaid
 to require and Compell the said Robert Mabry to sell the said
 Tract of Land at public Sale for ready money on the premises
 and the said Robert Mabry shall have full power and authority
 to sell the same having previously advertised the time and
 place of Sale for at least three weeks on the premises and at
 two other public places in the County convenient to the premises
 and the said Robert Mabry shall have full power and authority
 to convey and make over by deed or deeds in writing a lawful right
 and title in fee simple to the purchaser or purchasers of said Land
 and the said Joseph Mundall his heirs or assigns shall be forever
 stopped from setting up any claim to the same either in Law or
 equity and the money arising from such Sale first to be applied
 to the payment of the said sum due the said Smith and Rowell
 with all Interest and cost accruing and the balance if any to be paid
 unto the said Joseph Mundall his or assigns or assigns or to the
 person or persons entitled to receive the same by the Statute of distribu-
 tions provided always and be it remembered that if the said