

58.

henceby bargain sell alone enfeof forever unto the said Ishab
Johnson his heirs and assigns a certain tract or parcel
of land lying and being situated in the county of Southampton
and parish of Tottonay being her thirds of the lands of Lewis
Joyner dec^d containing of forty eight and a half acres toge-
ther with all houses and outhouses woods and under woods
gardens, Waters and watercourses, swamps marshes, lowgrounds
meadows and all mines and minerals and all other profits
Commodities and hereditaments whatsoever belonging or en-
appertaining to have and to hold the said bargain
premises unto the said Ishabod Johnson his heirs and
assigns forever with the reversion and reversions remain-
der and remainders rents Issues and profits thereof and every
part and parcel thereof and the said Sally Joyner for her
self doth covenant and agree and with the said Ishabod
Johnson his heirs and assigns in the following manner
that is to say that I the said Sally Joyner at the time of
the signing and sealing of these presents is lawfully seized
and possessed of in and the said bargain^d premises in a good
and pure estate in fee simple and that the same is fully
freely and clearly acquitted of and from all former gifts grants
debts mortgages Incumbrances and of and from all manner In-
cumbrances and I the said Sally Joyner hath a good right
and lawful authority to sell and convey the said tract or par-
cel of land unto the said Ishabod Johnson his heirs and assigns
during my life and lastly the said bargain^d premises with
the appurtenances unto the said Ishabod Johnson his heirs
and assigns, I the said Sally Joyner doth asseign warrant
and forever defend by these presents against the lawful claim
of all and every person or persons whatsoever of whomsoever
In Witness whereof I the said Sally Joyner have here
unto set my hand and affixed my seal this day and