

James Sarah To have and to hold the said tract or parcel of land and
property with all and singular the appurtenances unto the said William
Bailey his heirs &c & to his and their own proper use and behoof forever
to trust nevertheless for the special purpose herein after mentioned
to wit that in case the said Joseph Britt his heirs executors & adm^{rs} do
and shall fail to pay or cause to be paid unto the said Jno Higginbotham
his heirs executors adm^{rs} or assigns the said sum of five hundred and
nineteen dollars 99 Cents together with all single interest Costs &c
arising in consequence of the present writing on before the 1st day of Augy
next ensuing or within ten days thereafter that then the said William
Bailey Trustee his heirs executors or administrators may lawfully enter
upon and by public auction after giving ten days notice
make sale of the said Land and premises for cash and convey the
same to the purchaser on fee simple without any let or molestation
from or by the said Joseph Britt his heirs executors or administrators and
that the said Joseph Britt doth for ever covenant and agree with
the said William Bailey his heirs executors and adm^{rs} that the present
writing shall enable them to make a general warranty for the said
tract or parcel of land and property to the purchaser provided the
balance (if any) after paying the said sum of five hundred and nineteen
dollars and 99 Cents with interest and Costs as aforesaid be returned to
him the said Joseph Britt his heirs executors or adm^{rs} do and shall
well and truly pay unto the said Jno Higginbotham his heirs executors
adm^{rs} or assigns the said sum of five hundred and nineteen dollars
with all legal interest and Costs within the time above stipulated
that that this writing is to be come void and of non effect -

In Witness whereof we have hereunto set our hands and affixed
our seals the day and date first above written -

Signed Sealed and delivered in presence of	Joseph & Britt	Test
Benjamin Britt	Jno Higginbotham	Test
Robert M. Carlwell	W. Bailey	Test
John Harris		

At a Court held for the County of Southampton the 16th day of October
1815 This Instrument was acknowledged by Joseph Britt & John
Higginbotham and William Bailey parties hereto and ordered to be recorded
Teste Proctor &c