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situation Thirty Acres be the same more or less and bounded as
 follows viz Beginning at a pine corner of William Coville's land
 thence by Coville's line to the cyprus road thence by the road northwards to
 Jacob's land, thence by the same to a pine corner two ⁽¹⁾ rods from thence
 to the beginning. To have and to hold the said bargain premises to-
 gether with all woods under woods, houses, orchards & appurtenances
 thereto belonging or in any wise thereto ^{appertaining} to the only
 proper use and behoof of the said Sally Powell, her heirs, executors
 and administrators and assigns forever and I the said James Barnes
 doth forever warrant and defend the just right and title unto the said
 Sally Powell her heirs and assigns forever In witness whereunto
 I have hereunto set my hand and affixed my seal the day and date
 above written
 signed sealed & acknowledged and
 delivered in presence of
 Benjamin Newsum
 William Cutter
 James & Barnes ^{Witness}

Benjamin Newsum junr The Condition of this above Indenture is such
 that if the above mentioned Sally Powell her heirs and assigns do
 maintain and quietly allow the said James Barnes a quiet peace-
 ably and undisturbed possession of or to the said tract of land and
 all the appurtenances thereto belonging during his natural life
 the above Indenture to remain in full force to the benefit of the said
 Sally Powell her heirs and assigns forever if not peaceably
 maintained with full possession of the above mentioned land (and)
 premises the above mentioned Indenture to null void and of
 none effect. In witness for my due performance I have at
 the said time and before the said witnesses set my hand and
 affixed my seal
 Benjamin Newsum jr
 William Cutter
 Dancy & Drake
 Sally & Powell ^{Witness}

Sampson County In the clerk's office the 7th day of June 1895.
 This Indenture was acknowledged by James Barnes party hereto (and)
 admitted to record, and at a court held for the aforesaid
 county on the 20th day of June 1895 This Indenture as
 aforesaid was entered upon the proceedings of the clerk
 Teste
 James Trevelick