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a set of land being on the part of the said track authorized to be sold by the
said Act of assembly which requires the same to be divided and sold in four
several tracts - Where Thomas Ridley being the highest bidder became
therefore the purchaser of the said track or lot of land for the sum
of Sixteen hundred and seventy one dollar and ninety five cents and
the said Thomas Ridley being indebted to the said Trustees by the
purchase aforesaid in the sum of Three hundred and fifty three
dollars and ninety seven cents being three fourths of the purchase
money which is to be paid in three annual installments as follows (Viz)
the sum of four hundred and seventeen dollars and ninety cents to
be paid to the trustees or their successors on the 1st day of March 1831
the sum of four hundred and seventeen dollars and ninety nine cents on the
fourth day of March 1832 and the sum of four hundred and seventeen
and ninety nine cents on the 1st day of March 1833 and for the effectual
way of securing the payment of the said several payments of money at the different
periods when they become due, as aforesaid the said Thomas Ridley and wife
have agreed to convey in trust to the said James Throgmorton the aforesaid tract of
land known by lot No 3. from this Certificate further testifies that the
said Thomas Ridley for and in consideration of the premises aforesaid
as well for and in consideration of the sum of one dollar he has in hand
paid by the said James Throgmorton he has granted bargained and sold and
do by these presents grant bargain, sell and convey to the said James Throgmorton
his heirs and assigns - the aforesaid tract or lot of land containing two hundred
and eighty one acres with all the improvements that now or may
hereafter be thereon in trust and upon the express condition that is to say
in case the said Thomas Ridley shall refuse or fail to pay any one
of the three last mentioned sum of money when the same shall be due
to the said Trustees or their successors in office then and in that case he
shall be lawfully at the request of either of the aforesaid parties for the said
James Throgmorton his heirs executors or administrators to cause to be published sale
either on the premises or in the Town of Jerusalem after giving at least twenty days
notice at the Court House door of the said County of Southampton by advertisement
the said lot or tract of land or so much thereof as will be sufficient to pay
and satisfy the sum or sums due and so on annually or whenever there is a failure
or default on the part of the said Thomas Ridley or refusal or delay of payment
of any of the sums of money aforesaid due to the said Trustees or their successors until
the said sums with all reasonable and legal cost be wholly paid and discharged
and out of the proceeds of the said sale or sales first pay and satisfy all sum which
shall appear to be due and owing to the said trustees and their successors as well
all reasonable expenses made in trust and the surplus money if any pay
over to the said Thomas Ridley his heirs executors or administrators or any
other person duly authorized to receive the same and the said James Throgmorton
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