

by the said James D. McSpurting at and before the undersigned
 delivery of these presents the receipt whereof is hereby acknowledged
 He the said Edwin G. Hart for himself his heirs executors and
 administrators hath granted bargained sold all and confirmed
 and by these presents doth grant bargain sell all and confirm
 unto him the said James D. McSpurting his heirs and
 assigns forever one certain tract or parcel of land being and
 the county of Southampton aforesaid containing by estimation
 one hundred and fifteen acres more or less being the whole
 of that well known tract of land which is the said
 Edwin G. Hart recently purchased from James Deane
 executor of Richmond Deane deceased as appears by a deed
 duly executed by the said James Deane to the said Edwin G.
 Hart for the same under equal deeds with these presents
 to have and to hold the said bargained premises with all
 appurtenances thereto belonging to him the said James D.
 McSpurting and to his heirs and assigns forever upon the
 following trust that is to say that if the above named
 Edwin G. Hart shall make default in the payment or
 discharge of either any or all of the before mentioned money
 at the time and times when they shall severally become due and
 then so soon as such default shall appear to him the said James
 D. McSpurting and so soon as he shall in writing request in
 writing made to the hand of the said James Deane or his assigns
 or of such other persons as may legally act in behalf of the or persons
 for whose benefit such unpaid note was given the shall be the
 duty of him the said James D. McSpurting and he is hereby
 authorized and required after giving due notice by advertisement
 in the usual way of the time and place of sale to be in the
 neighborhood of the premises to set up and sell to the
 highest bidder for ready money such part or portion of
 the land aforesaid as shall be sufficient to pay and discharge
 the debt or debts then and now unpaid and also the expenses
 incident to this trust and the property or land which in the first
 instance shall remain unsold together with the overplus of
 money (if any) which may remain in hand shall be kept and
 held by him the said James D. McSpurting subject to the payment
 of any other of these debts which may after wards become due
 and remain unpaid until the whole of the several debts shall be
 discharged and if after the payment of all the debts aforesaid
 any of the land shall remain unsold or any surplus
 money shall remain in the hands of the said James D.
 McSpurting he shall release and pay it over to him
 the said Edwin G. Hart or to his heirs or assigns