

both granted bargained and sold and by these presents doth hereby grant
 bargain and sell convey and make over with the said M^{or}sch Mr Eley and
 his heirs forever all the right and interest in the following property to wit
 One certain tract or parcel of Land lying between the lands of John Rogers
 Bartholomew Doyll and the heirs of Henry Shelham containing by
 estimation One hundred and eighty acres in the same more or less
 belonging to him the said Spencer R Jenkins to have and to hold with
 all the right and interest of the said Tract of Land herein conveyed
 or intended to be conveyed to him the said M^{or}sch Mr Eley his heirs
 and assigns forever upon this special Trust nevertheless that the said
 M^{or}sch Mr Eley upon being thereto required by the aforesaid Thomas
 Pond shall proceed to sell all the right and interest of the said Tract
 of Land to the above named M^{or}sch Mr Eley hereby conveyed or
 intended to be conveyed after advertising the time and place in the
 said county of Southampton for ten days previous at some publick house
 or store for cash and out of the money arising out of the said
 sale in the first place pay and satisfy all cost attending the said
 sale as well as the expenses attending the said Conveyance and then
 pay off the sum aforesaid with interest as well as all other monies
 which may appear to be due and owing from the said Spencer R
 Jenkins to the said Thomas Pond by means of any dealings transfers
 of debts or paper whatever and the surplus if any pay to the said
 Spencer R Jenkins And the said Spencer R Jenkins for himself his
 heirs executors and administrators the right and title of the said tract or
 parcel of Land unto the said M^{or}sch Mr Eley his heirs and assigns forever
 doth hereby warrant and defend against the lawfull claim or claims
 of him the said Spencer R Jenkins his heirs executors and administrators
 and against all and every other person and persons whatsoever and the
 said M^{or}sch Mr Eley for his part covenants and agrees that he will
 make sale of the right and interest hereby conveyed for the best price
 he can obtain for the same after advertising the time and place for
 ten days previous at some publick house or store in the said county
 and with the monies arising from the said first pay and satisfy
 all cost attending the same as well as the expenses attending the
 conveyance and then pay off the aforesaid monies and interest as well as all
 other monies which may appear to the said M^{or}sch Mr Eley to be justly
 due and owing from the said Spencer R Jenkins to the said Thomas
 Pond by means of any dealings transfers of debts or paper whatsoever
 and then pay the surplus if any to the said Spencer R Jenkins
 and the said Thomas Pond on his part covenants and agrees that he
 will release the said Spencer R Jenkins from the obligations of
 this instrument upon the said Spencer R Jenkins paying him