Southampton County

In the Clerks Office the 9th December 1825. This Indenture was acknowledged by John Boyd, Byrd Gunner and Aubin Middleton the parties hereto & admitted to record and at a Court held for the aforesaid County of Southampton on the 19th December 1825. This Indenture as aforesaid was entered upon the proceedings of the day

Teste. James Rochelle Clk

Eaton to Ricks.

This Indenture made this day of October 1824 Between Robert Eaton the debtor of the first part and William Ricks trustee of the other part all of the County of Southampton Whereas the said Robert Eaton is justly indebted to said John Eaton the sum of one hundred seventeen dollars & 25 cents by accounts bearing date 1823 & 1824 which the said Robert Eaton is willing and desirous to discharge Now this indenture witnesseth that for and in consideration of the premises and also for the further sum of one dollar by the said William Ricks to the said Robert Eaton at or before the delivery of these presents the receipt whereof is hereby acknowledged he the said Robert Eaton has granted bargained sold released & confirmed and by these presents do grant bargain and sell unto the said William Ricks trustee his heirs and assigns forever the following land to wit lying on the East side of Nottoway Swamp adjoining the Bridge and bounded on the South by the Southfork on the North by Patrick Reid land containing fifty acres more or less with all the interest right claim or demand of the above mentioned property to have and to hold the said hereby granted intended to be granted the above land hereby conveyed to the said William Ricks his heirs & assigns and the said Robert Eaton for himself his heirs Exors & hereby covenant promise & agree to and with the said William Ricks his heirs Exors & the aforesaid land unto in manner & form following that is to say the said Robert Eaton his heirs & the aforesaid land unto the said William Ricks his heirs & against all persons whatsoever shall and will warrant and defend by these presents upon trust nevertheless that the said William Ricks his heirs & shall permit the said Robert Eaton to remain in quiet possession of the said land hereby conveyed and take the profits thereof to his own use until default be made of the payment of the said sum of one hundred seventeen dollars 25 cts in the whole or in part and then upon this further trust that he the said William Eaton his heirs & shall and will as soon after the happening of such default of payment as he his heirs may think proper or the said John Eaton his heirs & shall require sell the before mentioned land to the highest bidder for ready money at public auction after first having given twenty days notice at Courthouse door of said County and at many other places as necessary and also giving the said Robert Eaton timely notice of the day and place of sale and out of the money arising from said sale shall after satisfying the charges thereof and all other expenses attending the sale to pay the said John Eaton his heirs & the before mentioned sum of one hundred seventeen dollars 25 cts with lawful interest thereon and the balance of any money unto Robert Eaton his heirs & but if the said whole of the above mentioned sum shall be fully paid off to the said Robert Eaton his heirs & on or before the first day of January next ensuing the same to pay all then that no default of payment be made then this instrument to be void or else to remain in full force & virtue in witness whereof the said parties have set their hands & affixed their seals the day & date first above written

Signed sealed & delivered in the presence of
Teste
Thomas Ford

Robert Eaton (Seal)
William Ricks (Seal)

Southampton County

In the Clerks Office the 19th September 1825

This Indenture was acknowledged by Robert Eaton & William Ricks the parties hereto & admitted to record and at a Court held for the aforesaid County of Southampton on the 19th December 1825 This indenture as aforesaid was entered upon the proceedings of the day

Teste James Rochelle Clk