

his heirs Executors or assigns shall well and truly pay the said sums of money hereunto  
 with all the interest which may accrue thereon according to the tenor and effect of said bonds  
 and shall pay the fee for drawing and recording this Bond, the interest thereon and the  
 thing herein contained is to be void. But if the said Ann Nicholas or her heirs  
 default and fail to pay the said sums of money and the interest which may accrue  
 thereon or any part thereof according to the tenor and effect of said bonds then and  
 soon thereafter as the said Richard Hewitt his Executor assigns or assigns shall  
 of them shall require the said Augustus C. Bitts his Executor or assigns shall  
 expose to sale the property hereby conveyed at public Auction to the highest bidder  
 having previously fixed the time and place of sale and given no less than  
 twenty days successive in one or more Newspapers published in the Territory  
 either for Cash in whole or in part or on such Credit as the said Richard Hewitt  
 his Executors assigns or assigns or either of them shall require this Indenture is  
 further Confirmed that the said Augustus C. Bitts his heirs or assigns shall  
 the said Ann Nicholas and her heirs and all persons claiming under them  
 to hold possession of peacefully and quietly and to use said property and take of the  
 their own use and all the rents issues and thereof until a sale shall be made  
 the above mentioned purposes. She and they paying all taxes assessments  
 charges thereon during the time of her or their holding the same And lastly  
 Consent is made upon this third Considered that when all the money due  
 and interest due by virtue of said Bonds shall be paid and a sale of said property  
 be made and made necessary for that and the other purposes of this indenture then and in  
 Case the said Augustus C. Bitts or his heirs or assigns shall receive said property  
 to gather with all the estate and interest therein hereby conveyed to him or either of them  
 the said Ann Nicholas or convey the same to her heirs or such other person or persons  
 as shall be then entitled thereto under her or them thereafter required so to do the said  
 Ann Nicholas or her heirs or such person or persons pay may the expenses thereof  
 the said Ann Nicholas for herself her heirs Executors and assigns covenants and  
 said Augustus C. Bitts his heirs and assigns as follows to wit to warrant and  
 the property hereby conveyed to the said Augustus C. Bitts his heirs and assigns  
 forever against the Claims and demands of all persons who may be pay all  
 Taxes assessments dues and Charges upon said property during the whole term  
 She or her heirs or assigns or any person under her or them or either of them shall  
 permitted to hold and use the same as above mentioned, to deliver up the same  
 of the said property when sold by virtue of this Indenture to the purchaser  
 person or persons thereof whom therein required and moreover upon request to receive  
 and deliver any Bond or other instrument and to do every other act  
 necessary by Counsel for confirming and quieting the title or titles of said  
 person or persons free of all expense and charges to him or them to take the  
 proper care of said property, while the same shall remain as above mentioned  
 possession of the said Ann Nicholas or her heirs Executors assigns or assigns  
 or any person or persons holding the same under her or them and lastly to release  
 said Augustus C. Bitts his heirs Executors and administrators from being deemed or  
 being in any way whatever by will and truly executing the power and  
 hereby created and given to them. In Witness whereof the said Ann Nicholas