

S. his wife is willing and desirous to secure the said debt with a
 lawful interest to the said John Owen. Now this Indenture wth
 respect, that for and in consideration of the premises, and also
 for the further consideration of one dollar to the said James
 Ellis in hand paid by the said William A. Nicholson at and
 before the sealing and delivery of these presents, the receipt
 whereof is hereby acknowledged, they the said James Ellis and
 Harriet S. his wife hath given, granted, bargained and sold, made
 by these presents, doth give, grant, bargain and sell, alien, enfeoff,
 release and confirm to the said William A. Nicholson, his heirs
 and assigns forever, One certain tract piece or parcel of land,
 lying and being in the County of Southampton aforesaid and bounded by
 Narragansett river, by Jesse Little, Nancy Kitchen, William A. Nicholson,
 John W. Gurley, and Daniel Cobb, containing two hundred and seventy-
 six and a half Acres, more or less, with all and singular the
 premises to the same belonging or in any wise appertaining, and all the
 estate, right, title and interest of them, the said James Ellis and Harriet S. his
 wife, in and to the said land and premises hereby granted, or intended to be granted.
 To have and to hold the said hereby granted land and premises hereby so-
 rved unto the said William A. Nicholson, his heirs, Executors, Admin^{rs} and
 assigns forever to the only proper use and behoof of him the said William A.
 Nicholson his heirs, Exec^{rs}, Admin^{rs} and assigns forever, And the said
 James Ellis and Harriet S. his wife for themselves, their heirs & assigns
 covenant and agree to and with the said William A. Nicholson his heirs,
 Executors, administrators and assigns forever in manner and form fol-
 lowing (to wit:) that the said James Ellis and Harriet S. his wife, their
 heirs & the aforesaid tract of land and premises unto the said
 William A. Nicholson his heirs, Executors, admin^{rs} & assigns against all and
 every person or persons whatsoever shall warrant and force defend for
 three years. Upon trust nevertheless that the said William A.
 Nicholson, his heirs, Exec^{rs}, Admin^{rs} and assigns shall permit the said
 James Ellis and Harriet S. his wife to remain in peaceable possession
 of the said land and premises aforesaid and have the profits
 thereof to their own use until default of payment be made
 within in the whole, or in part of the said bonds, as may be come
 due, and then upon this Indenture that he the said William A. Nicholson
 his heirs & shall and will as soon after the happening of such default
 of payment as the said John Owen his heirs or assigns may request, sell
 the said tract of land and premises to the highest bidder for cash
 money at public Auction after having given thirty days notice
 by advertisement to be set up at the most public places in
 the neighbourhood, and at the Court house previous to the day of
 sale, and out of the money arising from such sale after satisfying all
 expenses attending said sale pay to the discharge of the said debt in
 seven hundred dollars, or any part thereof which shall still remain unpaid
 and the balance, if any, shall pay to the said James Ellis his heirs
 Executors, Admin^{rs} or assigns. But if the whole amount of the said
 debt be paid as the several bonds become due with lawful interest