This Deed made the thirteenth day of August one thousand eight hundred and sixty four between John R. Bailey of the County and Commonwealth aforesaid of the first part and Francis Bailey of the County of Northampton and State aforesaid of the second part and John R. Bailey trustee for the following purposes viz. to the other part, Witnesseth that the said John R. Bailey in consideration of the sum of Five Dollars to him in hand paid by the said John R. Bailey and the receipt whereof is hereby acknowledged doth hereby bargain and sell unto the said John R. Bailey trustee as aforesaid the following property to wit, All that tract of Land in the County of Northampton aforesaid adjoining the lands of Thomas Fitzhugh and others containing one hundred and twenty four acres more or less, with tenements thereon and appurtenances belonging or appertaining, and the rent of the same to the said John R. Bailey trustee as aforesaid, to be the property of the said Francis Bailey and his heirs forever, and the said John R. Bailey trustee as aforesaid doth hereby covenant and agree to and with the said Francis Bailey his heirs and assigns that he will execute a good and sufficient deed of Gift of the said property to the said Francis Bailey his heirs and assigns forever, and the said Francis Bailey doth hereby covenant and agree to and with the said John R. Bailey trustee as aforesaid that he will pay the said John R. Bailey trustee as aforesaid the sum of Fifty dollars in manner following viz. Twenty dollars on the first day of January next and the balance of Thirty dollars on the first day of January 1866 with interest from date, and should the said Francis Bailey fail to pay the said sum of Fifty dollars at the time specified then the said John R. Bailey trustee as aforesaid may sell the said property and pay the said sum of Fifty dollars with interest from date and the balance to the said Francis Bailey his heirs and assigns