

by these presents doth grant bargain & sell alain Enfeoff and Confirm
 unto the said James Lancaster & Samuel Bailey Jointly their Joint &
 several Heirs and assigns forever One certain Tract or parcel of Land Containing
 by estimation Three acres be the same more or less situate lying & being
 on the south side of Sarrispin swamp in the County of Southampton
 and bounded as follows (to wit) Beginning at Sarrispin swamp Bridge
 thence up the main run of said swamp to a Cypress standing just above the
 mill dam near the run of said swamp thence near Southwest to a fork in road
 oak thence near south west to a walnut tree thence near South East to a small
 Hickory on James Lancaster line at the old Road thence down the said Road
 to the Bridge first begun at to gether with all my right Title & claim to an
 order of Southampton Court first build & rebuild from time to time as they
 the said James Lancaster & Samuel Bailey or their Heirs may think proper
 a grist mill or mills on the Lands above mentioned & also all my right to an
 acre of Land decreed to me by the Court of Southampton, which will more fully ap-
 pear by referring to the records of said County & the sd Etheldred Lancaster doth
 further agree to allow the said James Lancaster & Samuel Bailey & their heirs
 full liberty to over flow his swamp & other Lands as they the sd James Lan-
 caster & Samuel Bailey or their heirs may think necessary & also all the
 woods underwoods commons, common of Pastures Profits Commodities ad-
 vantages Emoluments and Privileges whatsoever to the said Tract or parcel
 of Land & mill above mentioned belonging or in any wise appertaining
 in or upon the same growing haply or arising; and also the reversion &
 reversions, Remainder & Remainders Rents & Services of the said premises
 & of way part thereof & also all the estate right Title Interest claim & Demand
 whatsoever of him the said Etheldred Lancaster of in and to the sd premises
 & every part thereof To have & to hold all and singular the said premises
 above mentioned and every part and parcel thereof with the appurtenances
 unto the said James Lancaster & Samuel Bailey their heirs and assigns
 forever & the said Etheldred Lancaster for him and his heirs the said Tract
 of Land & mill & every part thereof against him & his heirs & against all
 and every other person or persons whatsoever the said James Lancaster &
 Samuel Bailey their heirs and assigns shall and will warrant & for ever