

704
Sinner
to
Rayford

This Indenture made the fifteenth day of October in the Year of our Lord
one thousand seven hundred and twenty eight between Indian Sinner of the County
of Southampton and Parish of Wotton of the one part, and Phillips Rayford of the
same County & Parish of the other part Witnesseth that the said Indian Sinner
for and in consideration of five dollars for Rent and more especially for and
immigration of the said Phillips Rayford his heirs or assigns paying all the Tax
which may be charged on that plantation messuage Tract and parcel of Land
that the said Indian Sinner purchased of Edmund Behawood for and during the
term and time of Nine Years from and after the last day of December next
and shall put new Sills (where necessary) to houses on the said plantation
to well shingle the roofs and keep the walls &c; so covered as to prevent the fram-
ing from damage, shall take special care to prevent the fruit trees from
being injured by creatures or otherwise and leave the orchard new as the place as
well as the one that may be hereafter set out unadorned and good lawful
places and all the other open land under another good and lawful fence or fence
at the expiration of the said Nine Years. The said Indian Sinner hath
granted bargained let and releas'd and by these presents doth grant bargain
let and leave unto the said Phillips Rayford his heirs or assigns for and during the
time and term of Nine Years from and after the last day of December next all
the appurtenant plantation houses and premises with the appurtenances, (including
and forever excepting unto the said Indian Sinner his heirs and assigns the full
privilege of planting as many fruit trees on any part of the said land as
he or his heirs or assigns shall think proper or please to plant to sell or burn the
lightwood use Timber as any other matter or thing on the said lands that he or they
may think proper to do or have done so as not to injure the said Rayford's Cape more
than the fruit trees may as provided also that the said Phillips Rayford his
heirs or assigns shall not till any part of the said lands that have any time here-
before been cleared and tenanted more than two successive years after the same shall
be cleared & enclosed & after that only every other year they shall clear more than
seven acres of Woodlands twice before incultivated not till the same more than three
successive years after the same is cleared & when every other year during the said
term within next or sell any Timber or other appurtenances of or belonging to the
said plantation And all the houses out houses Easies buildings woods and
profits Commodities hereditaments and appurtenances whatsoever to the same
belonging or in any wise appertaining To HAVE AND TO HOLD the
said plantation messuage tract parcel of land & premises unto him
the said Phillips Rayford & to his heirs and assigns for and the Term of
Nine Years as aforesaid and the said Indian Sinner for himself his heirs