Well & truly Pay or Cause to be paid unto the said Samuell Beale
His Adm.rs or Assignes the full and Just Summe of One hundred Sixty
five pounds Nineteen Shill.s Seven Pence farthing money of in Silver
or Gold with Lawfull Interest at or upon the first Day of April which
Shall be in the year of Our Lord God Seventeen hundred thirty one
Without any Deduction or Defalcation for taxes or other Impositions
that they & from thence forth the sd presents & Every thing therein
Contained shall Cease and be void any thing therein
Contained to the Contrary Notwithstanding and the said Thomas Tilley
for himself his heirs & Assignes Doth Covenant & ~~agree~~ grant
to and with the said Samuell Beale his Ex.rs Adm.rs & Assignes by these
Presents in Manner and forme following that is to Say that the said
Thomas Tilley is the Sole true & Lawfull Owner of the Mossuages and
Tenements afore said and Premises hereby Demised with their & Every of
their Appurtenances and is Wholly and Absolutely Seized thereof & of Every
Part and Parcell thereof of a good Sure Estate of Inheritance in fee
Simple without any Manner of Condition or Limitation whatsoever and
hath good Right Absolute Power and Authority to Bargaine & Sell the said
Mossuages & Tenements and Premises with their Appurtenances
unto the said Samuel Beale his Ex.rs Adm.rs & Assignes in Manner &
forme aforesd And also that the said Samuel Beale his Heirs and Assignes
Shall & may from time to time & at all times after Default shall be made
in performance of the Proviso or Condition herein Contained peaceably
and Quietly Enter into have Hold and Occupy & Enjoy the aforesaid Mossuages
and tracts of Land and Premises above Mentioned without the Lett
Suit Trouble hindrance Molestation Interruption and Denyal of the said
Thomas Tilley his heirs and Assignes & of all & Every other persons
Whatsoever And also it is Covenanted & agreed between the parties
to these presents that in Case the said Samll Beale at any time hereafter
& before the Expiration of the time of the proviso & Condition herein
Mentioned shall Advance and Pay for the said Thomas Tilley any
Summe of Money or Quantity of Tobacco that the aforesd Lands & Premises
with their Appurtenances shall Stand Remain Continued & be Security as

(Well)

Well for Payment to the said Samuel of Such Summes of Money and
Quantitys of Tobacco to be Advanced with Interest from the Severall
times of Payment thereof & that the said Lands & Premises with their
Appurtenances Shall not be redeemable or redeemed untill Payment shall be
Made as well of the Money & Tobacco to be Advanced as aforesd with Interest
Therefore unto the said Samuell Beale his Ex.rs Adm.rs & Assignes & it is
agreed that the said Thomas Tilley Dureing the term aforesd shall not Commit
Willfull waste on the Lands & Premises aforesd or Cutt wood or Timber trees
thereon Growing but Such as are for the Necessary use of the said
Plantation & Lastly it is Covenanted & agreed between the said
Parties to these presents that the said Thomas Tilley & his heirs and
Assignes Shall & May untill Default is made in performance of the
Proviso or Condition aforesd Peacably Enjoy the Lands and premises
aforesd with the Appurtenances aforesaid Any thing herein Contained to the
Contrary Notwithstanding In Witness Whereof the parties to these
Presents have hereunto Interchangeably Set their hands & Seales the
Day & Year first Above Written

Sealed and Delivered
In the Presence of
Wm. Pearce
William Allen

Thos. Tylley (Seale)

On the Back of the foregoing Instrument is thus
Indorst Viz.t

Ann County fs Recd of the Within Named Samuell Beale the
Summe of One hundred Sixty five pounds Nineteen Shill.s & Seven pence
farthing Curr.t Money the Consideration of the within Mentioned Premises
Witness my hand this Twenty third Day of Jan.y Anno Domini 1730/1
Test Wm. Pearce
Wm. Allen

Thos. Tylley

Ann County fs Jan.y 23. 1730/1 This came the within Named Thomas
Tilley before me the Subscriber one of his Ladyships Justices of the Prov.l
Court & Acknowledged the within Deed to be his Act & Deed for the use of
the within Named Sam.l Beale, Acknowledged before me the Day & year
aforesaid

William Locke
(Jan.y)