

same to my Heir or Heirs at Law, And whereas the other half ^{part} or Moiety of
 the said House and Lot belongs to my eldest son James as heir to his
 Mother it is my Will and desire that my said son James do and shall within
 one year after he shall attain his age of twenty one, on demand legally made
 by good and sufficient deed of Conveyance make over his said half part or
 Moiety of said House and Lot unto my said Grandson and the Heirs of his Body
 with remainder as aforesaid unto my two Daughters Sarah Jackson & Ann Gibson
 and the Heirs of their Bodies, and in case of their death without such Heirs
 the Remainder to my Heir or Heirs at Law, And in case my said son James
 shall refuse or neglect to do the same on such demand as aforesaid, that then
 my said son James shall forfeit and pay unto my said Grandson William
 Piper the sum of two Hundred pounds current money to the payment of
 which I hereby ~~make~~ subject and make liable the personal Estate which
 my said son James shall have by devise or otherwise from me, And I do
 also give and bequeath unto my said Grandson a Negro Woman called
 Moll and all her children now in possession of his Father James Piper
 And Whereas the Lot of Ground in Chester town called N^o. 28 now in the possession
 of James Piper belongs to my son James as Heir to his Mother, it is my Will &
 desire that my said son James do and shall within one year after he shall
 attain his age of twenty one on demand legally made, by good by good &
 sufficient ^{Deed of} Conveyance make over the said Lot unto my said Daughter Sarah
 Jackson and the Heirs of her Body, and in case of her death without such
 Heirs, then the Remainder to my Heir or Heirs at Law, And in case my said
 said son James shall refuse or neglect to do the same on such demand
 as aforesaid, that then my said son James shall forfeit and pay unto my said
 Daughter Sarah the sum of one Hundred and fifty pounds current money
 to the payment of which I hereby subject and make liable the personal
 Estate which my said son James shall have by devise or otherwise from
 me. ~ I Item I give and bequeath unto my Daughter Ann Gibson over &
 above what I have formerly given her one Lot in Chester town N^o. 36
 purchased of John Lawsey and wife (and now in the occupation of. ~

Robert.