large and valuable tracts of Reserved lands and manors situate and being within the said province which are capable of great Improvements by proper encouragement to purchasers and we being desirous to promote the settlement and cultivation of our said province and the prosperity and well being of our good people and tenants therein by granting them such permanent interests in our said lands and upon such beneficial terms as may invite them to take up and prosecute the improvement thereof have by our Commission or instrument in writing under our hand and lesser seal of Arms bearing even date with these presents authorised and impowered you or any two of you or the survivors or survivor of you to sell and dispose of or to contract and agree for the sale and disposal of our said reserved lands and manors as well such of them as are already under cultivation as such of them as still remain uncultivated upon such terms nevertheless and under such restrictions as we should by our instructions thereby referred to direct and appoint for that purpose - Now our instructions are and it is our will & intention:

1st. That you do cause our said Commission of even date together with these instructions to be entered in the Council Books of our said province.

2nd. That you do forthwith (if necessary) cause an exact survey and Return to be made of our said reserved lands and manors distinguishing what are cultivated and tenanted, and what are not so, with the Countys and Parishes where they respectively lye, and the numbers of acres situation soil circumstances and conditions thereof Respectively and as to land already cultivated and tenanted further distinguishing the Respective Lands or holdings to what persons and in what quantities and for what number of years and other terms and at what rents & upon what terms respectively let holden or injoyed, in making which returns and in accomplishing ever part of the Business of this our Commission all the officers of our said province are to contribute their utmost assistance when called upon by you for that purpose as they will answer the contrary at their peril.

3rd. That all and every such sales dispositions or contracts which shall be so made by virtue of and under the authority of our said Commission shall become valid and effectual by the observance and performance of and under the following terms, conditions & Restrictions that is to say.

4th. That proper and exact maps or Plans (if necessary) be faithfully delineated and made of the said lands to be publickly exhibited to and inspected by every person requiring the same without fee or Reward.

5th. That you receive from every purchaser of any of the lands six pence sterling per acre over & above the purchase money for every acre so purchased towards defraying the expence of surveying & other incidents & that there be reserved a quit rent of four shillings sterling money aforesaid payable half yearly upon every one hundred acres & so in proportion for a greater or lesser number of acres and also a fine upon every death or

alienation being not less than one years improved rent;

6th. That twenty five pounds per cent, or one fourth part of the purchase money be immediately paid to you either in money or good bills of exchange at the rate of 66 2/3 per cent by every person who shall become a purchaser of any of the said lands and that the Remainder of the purchase money shall remain a charge upon the purchased lands and shall together with the Reserved Rents be further secured by the purchasers Bond payable to us our heirs and executors with a sufficient penalty till paid the whole to be paid within the space of three years from the time of the purchase, and being divided into thirds to be paid by as many equal payments at the end of each of the three years and to be payable without interest for the first year when the first payment being made the Remaining two thirds are to carry interest at six pounds per cent p. annum, for the two last years and the purchaser upon full payment of his principal and interest within the respective times aforesaid and after having compleated his last payment and paid the reserved quit rents then due is to have proper and legal conveyances from us and our heirs by bargain and sale patent or other conveyances such conveyances being taken at the purchasers expense But in default of any of the said payments the said lands shall be resold by auction for ready money only and out of the produce or purchase money, we are to be first paid the remainder of the original purchase money with interest at six pounds per cent from the respective defaults in payment and the residue is to go to the former Vendee But if the lands upon such resale shall not produce more than sufficient Ready money to pay the Remaining debt and interest then the original deposite of twenty five pr. ct. is to be forfeited and the lands are to revert to us and our heirs;

7th. That all such purchase deeds, patents or other conveyances be enrolled in the proper offices in the County where the land lye or in the Provincial court at Annapolis or in our General Land office and all further alienations of such lands are to be enrolled as aforesaid;

8th. That a reservation be made to us and our heirs of all Gold and silver mines whatsoever which now are or hereafter shall be discovered upon the lands to be sold or any part thereof together with all other clauses and Reservations usually inserted.

9th. That for all the Lands to be sold by you there be allowed each of you by us a nett Commission of two pounds per cent and that such Commission be so retained proportionably out of the purchase money to be paid you.

10th. That the Money to be so Received by you be forthwith remitted home in good Bills of Exchange at the rate aforesaid or in specie.