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This Indenture

Made the *Twenty seventh* day of *February* in the year of our LORD one thousand eight hundred and *Seventeen* BETWEEN *Robert M. Cord of the Town of Cortlandt in the County of West Chester and State of New York* and *Lurice his wife*

of the first part, and *Philip Van Cortlandt of the Said Town of Cortlandt County and State*

of the second part, WITNESSETH, That the said parties of the first part, for and in consideration of the SUM of *Seven Hundred and Seven* Dollars, Money of Account of the United States, to *them* in hand paid by the said part *y* of the second part, the receipt whereof is hereby confessed and acknowledged, Have granted, bargained, sold, released, aliened and confirmed, and by these presents Do *grant, bargain, sell, release, alien and confirm* unto the said part *y* of the second part, and to *his* heirs and assigns, ALL *that Piece or piece or parcel of Land situate in the said Town of Cortlandt Beginning at a Walnut Stump being a Corner of said Robert M. Cord's Land and Runs with his land North Twenty Degrees East Six Chains then North fifteen Degrees East five Chains and sixty two links to a heap of Stones Then South fifty Nine Degrees East Six Chains and Twenty five links to a Stake and Stones Then South Twenty Nine Degrees West Six Chains and Eighty four links to the middle of the Road Then South Twenty six Degrees East Two Chains and Thirty links Then South Sixty one Degrees West four Chains and Thirty eight links Then North fifty Nine Degrees and Thirty minutes West Three Chains and Eighty one links to the place of Beginning—Containing within said bounds including the Road six acres of Land, and it is understood by both the Parties to these presents that the said mentioned Road as it now runs is for ever hereafter to be a public highway*

TOGETHER with all and singular the hereditaments thereunto in any wise belonging, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof: TO HAVE AND TO HOLD, the said premises hereby released and confirmed, with the appurtenances, unto the said part *y* of the second part, and to the sole and only proper use, benefit and behoof of the said part *y* of the second part, *his* heirs and assigns for ever. PROVIDED ALWAYS, and these presents are on this express condition, That if the said *Robert M. Cord his* heirs, executors and administrators, do and shall well and truly pay or cause to be paid unto the said part *y* of the second part, *his* certain attorney or attorneys, heirs, executors, administrators or assigns, the SUM of *Three hundred and fifty Three Dollars and sixty cents money of the United States in manner following One hundred and eighty two Dollars and forty cents part thereof on or before the first day of may in the year one thousand eight hundred and Eighteen and one hundred and seventy one Dollars and twenty cents the residue thereof on or before the first day of may in the year one thousand eight hundred and Nineteen*

in the manner particularly specified in the condition of a certain bond or obligation bearing even date herewith, executed by the said *Said Robert M. Cord* to the said part *y* of the second part, that then and from thenceforth these presents and every thing herein contained shall cease and be void, any thing herein contained to the contrary in any wise notwithstanding. BUT in case default shall be made in the payment of the said principal Sum of *Three hundred and fifty Three Dollars and sixty cents* or the hereof thereof, at the time or times when the same ought to be paid as aforesaid, that then and in such case, the said part *y* of the first part, for *themselves* heirs, executors and administrators, do covenant, grant, promise and agree to and with the said part *y* of the second part, *his* heirs, executors, administrators and assigns, that it shall and may be lawful for the said part *y* of the second part *his* heirs, executors, administrators or assigns, and the said part *is* of the first part do hereby authorize and empower the said part *y* of the second part, *his* heirs, executors, administrators or assigns, at any time or times thereafter, to sell and dispose of the said premises hereby granted, or any part or parts thereof, at public vendue, to any person or persons whomsoever, and on such sale to make, sign, and deliver any deed or deeds of conveyance in the law for the said premises, or the part thereof so sold, to the purchaser or purchasers, his, her or their heirs or assigns for ever, pursuant to the statute in such case made and provided, and out of the monies arising from such sale or sales to keep and retain in *his* hands the said *Principal of Three hundred and fifty Three Dollars and sixty cents and Interest Due* together with all costs, charges or expenses that shall or may be due, accrue, arise or happen by reason or on account of such sale or sales; and the overplus money (if any there) shall be paid on the same being demanded, to the said part *is* of the first part, *their* heirs, executors, administrators or assigns.

IN WITNESS WHEREOF, the said parties have hereunto intercharably set their hands and seals, the day and year first above written.

SEALED AND DELIVERED,
IN THE PRESENCE OF
the word "Seven" in the fifth line after the word "sum" and the words "and Seven" after the word "hundred" in the said fifth line being written on Erasures before the sealing and delivery hereof

Robert M. Cord
Lurice M. Cord
Chas Van Wyck

Recd to record this 2th
March 1847 - at 5 C 97

*M^r. Saml Wagon
Master in Chancery*

[illegible]