

This Indenture made this seventh day of September in the Year One Thousand, Eight Hundred, Sixteen, Between John ell Hepson of the City of New York Counsellor at Law. of the one part. and Stephen D. Beckman. of the same City Physician of the other part. Whereas Henry Barclay of New York, in Queens County by Indenture of lease bearing date the first day of June. One Thousand, Eight hundred & fifteen hath demise, granted, and to farm let unto the said John ell Hepson. all that certain lot, piece, or parcel of ground situate, lying and being in the sixth wards of the City of New York, and known as number Three Hundred and six Broadway, bounded in front by Broadway aforesaid. North by a house and lot number Three Hundred & Eight in Broadway aforesaid, owned by Joseph Scard. and now occupied by C. D. Duff, East by the rear by a House and lot number One hundred & Seven in Duane Street owned by said Joseph Scard, and South by the House and lot number Three Hundred & Four in Broadway aforesaid, belonging to the Estate of Peter Bertine deceased, containing in front and rear twenty five feet, and in length on each side One hundred feet. To have and to hold the said above described premises unto the said John ell Hepson, his Executors, administrators, and assigns, from the day of the date of the said lease, for and during the term of Twenty One Years, thence next ensuing, and fully to be complete and ended, subject to the Rents, Covenants, and agreements in the said Indenture of lease mentioned. Now therefore, these presents, Witness, That the said John ell Hepson above named, In consideration of the sum of Three thousand dollars lawfull money of the State of New York to him in hand paid by the said Stephen D. Beckman, of the second part, the receipt whereof is hereby acknowledged,

Hath sold, assigned, and set over, and by these presents, Doth sell, assign, transfer, and set over unto the said Stephen D. Beckman, his Executors, administrators, and assigns the said Indenture of lease, above mentioned, and the Estate, right, title, Interest, and term of Years of the lot of ground and premises by the said Indenture of lease demise, together with all and singular the Houses, Buildings, and Improvements, on the same lot with the appurtenances; To have and to hold the said lot of ground, and premises in the said Indenture of lease mentioned and described, to the said Stephen D. Beckman, his Executors, administrators, and assigns for and during all the rest, residue, and remainder yet to come

and unexpired. of and in the term of Twenty one Years in the said Indenture
of lease demised. to the said John M^cKepon, and as to the Houses, Buildings, and
Improvements on the said lot as the proper goods and Chattels of the said Stephen
D Peckman. his Executors, administrators, and assigns for ever, subject, nevertheless,
to the payments, Covenants, conditions, and provisos, in the said lease. Contained.
Provided always, and these presents are upon this express Condition, that if the
said John M^cKepon pay to the said Stephen D Peckman the just and full Sum
of Three thousand Dollars. on or before the seventh day of September, next which
will be in the Year One thousand Eight hundred and seventeen, with lawful Interest
for the same according to the Condition of a certain Bond, or writing obligatory, bearing
even date herewith. Executed by the said John M^cKepon to the said Stephen D
Peckman, then these presents and the said Bond and writing obligatory shall cease
determine, and be null and void. - - And the said John M^cKepon for himself,
his heirs, Executors, and administrators, Doth Covenant, promise and agree to and
with the said Stephen D Peckman, his heirs, and assigns. by these presents, that
the said lot of Ground, and premises, and also the Houses, Buildings, and improvements
thereon, and other appurtenances and every of them are free and clear. of and from
all charges, incumbrances, and forfeitures, whatsoever. made, done, or suffered by
him excepting being subject as aforesaid. In witness whereof the
parties to these presents have herunto interchangeably set their hands and seals
the day and Year in this Indenture above Written.

Sealed & delivered }

in presence of }

E. J. Quincy

E. J. Sampson

John M^cKepon

September 7th 1846
John C. Nelson } assignment
to } by way of
Septim D Beckman } mortgage