

MS

To
William Pugsley
For and in behalf of
the
said
William Pugsley

Be it Remembered that I the within named
William Pugsley of West Chester County, for & in
consideration of the sum of six hundred and fifty
Pounds to me in hand paid by Gerrard & Beckman
Jun^r at or before the enrolling & delivery of this
Endorsement, the Receipt whereof I hereby acknow-
ledge, and myself fully satisfied, have for me my
Heirs, Executors & administrators, granted bargained
sold assigned transferred & set over & by these presents
do grant bargain sell assign transfer and set over
unto the said Gerrard & Beckman his heirs Execu-
tors administrators and assigns the within lease
and all & singular, the meadows, mills lands
Tenements, Hereditaments & premises, within men-
tioned to be demised & granted to me & likewise all my
Right title Interest claim property possession and
demand of in or to the same, which I now have or
Hereafter, should or Ought to have or claim of in
Or to the same, either by force Virtue or means of
the within written Indenture or by any means
Whatsoever

Witness my hand & seal this sixth
day of July 1784

Witness present
William Paulding
William Davis

William Pugsley



[P2496]

This Indenture made the Second day of June in the first year of the
 Lord George the Third by the grace of God of Great Britain France and Ireland King
 of the Dominions one thousand seven hundred and sixty one BETWEEN Frederick Philipse of the
 Maner of Philipsburgh in the County of West Chester Yeoman of the Second part WITNESSETH that the said Frederick Philipse for and
 of the yearly Rents and Covenants herein after reserved and contained which on the part and behalf of the
 said William Pugsley his Executors and Administrators are to be paid reserved and performed hath
 Demised granted and to farm letten and by these presents both demise grant and to farm lett unto the said
 William Pugsley all that certain Corn Mill or Grise Mill with three pair of Millstones called and known by
 the name of the Upper Mills in the Maner of Philipsburgh in the County of West Chester together with
 the dwelling house Barn Store house Negro house and all other buildings adjoining to the same and also
 that certain Tract or Parcel of Land bounded to the Northward by the Long Swamp for the East and West line
 of the said farm and to the South by the Church land (excepting and reserving the Land whereon the Dutch
 Church stands and also the Burial ground thereunto belonging which the said William Pugsley his Heirs
 or Assigns are not to inclose and also excepting and reserving all the Locust Trees and one half of
 Cedar Trees on the said Premises with free liberty to the said Frederick Philipse and his Heirs to cut
 and transport the same) also all Toll Customs profit for grinding of Corn & grain whatsoever & all and
 singular Mill Ponds Pools Mill Dams Stanks Banks Ponds Streams Waters Water Courses Rivers Fishing
 Places Mays Pastures Pastures Elements Profits Commodities Advantages Emoluments Barns Stables Outhouses
 Gardens

[P2496]

Gardens Orchards and Appurtenances whatsoever to the said Mill and other the premises by these Presents Demised and granted belonging or Appertaining unto or with the same now or any time hereafter used occupied or enjoyed To have and to hold the said Mill Millstones Dwelling house Negro house Farm Wood Land ~~and~~ Toll Custom and all and singular other the Premises unto the said William Pugsley his Executors Administrators and Assigns from the first day of January last past for and during the full end and Term of Thirty one years thence next ensuing and fully to be completed ended yielding and paying therefore yearly & every year during the said Term unto the said Frederick Philipse his Heirs and Assigns the yearly rent or sum of two hundred Pounds Current Money of New York in and upon every First ~~and~~ day of January yearly and every year during the said Term and if it shall happen that the said yearly rent above reserved or any part thereof shall be behind & unpaid in part or in all by the space of twenty one days next after the said days appointed for payment thereof then and from thenceforth it shall and may be lawful to and for the said Frederick Philipse his Heirs and Assigns into the said Mill and Premises or any part thereof in the name of the whole to reenter and the same to have again repossess and enjoy as his and their former Estate or Estates any thing herein contained to the contrary notwithstanding And the said William Pugsley for himself his Executors Administrators and Assigns Both Covenants and Grant to and with the said Frederick Philipse his Heirs and Assigns in manner and form following that is to say that he the said William Pugsley his Executors Administrators or Assigns shall and will well and truly pay or cause to be paid unto the said Frederick Philipse his Heirs

Heirs or Assigns the said yearly Rent or Sum of two hundred Pounds at the Days and above ex-
press'd according to the true Intent and meaning of these presents and further that he the said William
Pugsley his Executors Administrators or Assigns shall not & will not at any time during the Term hereby
granted, sell or Transport any Wood or Timber growing on the hereby granted Premises except such as
as shall be cut down by him or his Executors Administrators or Assigns in the clearing of the said Land
Tillage or Meadow nor in that case shall he or his Executors Administrators or Assigns sell or Transport any
Chestnut Wood of the Premises nor cut down or destroy, except as aforesaid, any wood or Timber upon the
said Premises more or other than shall be used and employed for and towards the Reparation & amendment
of the Mill Messuage Barn & buildings aforesaid and also of all the Gates Posts Poles & rails belonging to the De-
mised Premises and also sufficient Estovers for Carts Waggon Ploughs & Harrows & other necessary Implements
of Husbandry to be used and employed on the aforesaid Premises and not otherwise and also wood sufficient
for the fire and likewise that he the said William Pugsley his Executors Administrators & Assigns shall & will
during the said Term of Thirty one years sufficiently keep maintain & sustain the said Mill Dwelling house
Negro house Barn and other the Edifices and fences whatsoever on the said Premises and shall & will at the
end of the said Term leave the Mill Appurtenances and Premises aforesaid well and sufficiently repaired &
amended without fraud or deceit And the said Frederick Phillips for himself his Heirs and Assigns Doth Co-
venant & grant to and with the said William Pugsley his Executors Administrators and Assigns that
he the said William Pugsley his Executors Administrators & Assigns well and truly paying observing per-
forming & fulfilling all and singular the Covenants Grants payments and agreements on his & their parts to
be paid kept observed performed & fulfilled shall and may during the said Term hereby granted peaceably &
quietly have hold occupy possess & enjoy all and singular the said hereby demised Premises with the appur-
tenances

tenances

[2490]

Heirs or Assigns the said yearly Rent or Sum of two hundred Pounds at the Days and above expressed according to the true Intent and meaning of these presents and further that he the said William Pugsley his Executors Administrators or Assigns shall not & will not at any time during the Term hereby granted, sell or Transport any Wood or Timber growing on the hereby granted Premises except such as shall be cut down by him or his Executors Administrators or Assigns in the clearing of the said Land or Village or Meadow nor in that case shall he or his Executors Administrators or Assigns sell or Transport any Chestnut Wood of the Premises nor cut down or destroy, except as aforesaid, any wood or Timber upon the said Premises more or other than shall be used and employed for and towards the Reparation & amendment of the Mill Messuage Barn & buildings aforesaid and also of all the Gates Posts Poles & rails belonging to the Demised Premises and also sufficient Estovers for carts Waggons Ploughs & Harrows & other necessary Implements of Husbandry to be used and employed on the aforesaid Premises and not otherwise and also wood sufficient for the fire and likewise that he the said William Pugsley his Executors Administrators & Assigns shall & will during the said Term of Thirty one years sufficiently keep maintain & sustain the said Mill Dwelling house Negro house Barn and other the Edifices and fences whatsoever on the said Premises and shall & will at the end of the said Term leave the Mill Appurtenances and Premises aforesaid well and

Appurtenances without the Let trouble hindrance Molestation Interruption or Denial of him the said Frederick Philips his Heirs or Assigns or any other Person or Persons claiming or to claim by from or under him. In Witness Whereof the parties to these presents have Interchangeably set their hands and seals the day and year first above written.



Frederick Philips -

William Pugsley