

**Articles of Agreement,** made between *Philip G Van Nyck*  
of the town of *Ossining* in the County of *Westchester*  
and State of New York, Esquire, of the first part, and *Thomas King of the town*  
*of Cortlandt in said County*

of the other part, **Witnesseth,** that the said *Philip G Van Nyck*  
for himself and heirs, hereby covenants and agrees to convey, with warrantee, unto the said

*Thomas King*

his heirs and assigns forever, ALL that certain piece or parcel of land situate in the town of  
*Cortlandt in said County of Westchester. Bounded*  
*as follows, Beginning at the East end of East street*  
*where it joins the land of John Cocks; thence South-*  
*erly along said Cocks land one hundred & fifty <sup>two feet</sup> to the*  
*land of Patrick White; thence Westerly along said White*  
*land one hundred and fifty feet to a stake and stones;*  
*thence Northerly along said Van Nycks land about*  
*one hundred and seventy five feet to a stake*  
*and stones on East street; thence along the South*  
*side of said East street one hundred and fifty*  
*feet to the place of beginning containing about*  
*twenty four thousand four hundred & fifty square feet of land.*

**On Condition** That the said *Thomas King*  
his heirs, executors, administrators, or assigns pay the said  
*Philip G Van Nyck* his heirs, executors, or administrators, the sum of  
*Three hundred* Dollars,  
current money of the United States, with lawful interest from the date hereof, in the manner fol-  
lowing: *Sixty dollars on the first day of August next and*  
*the interest then due; Thirty dollars on the first day*  
*of November next; Sixty dollars on the first day of*  
*August 1853, and the interest then due and the*  
*remaining principal in five equal annual pay-*  
*ments. paying off all the interest yearly as it becomes*  
*due.*

And in case default shall be made in any of the payments of the above principal or interest at any of the annual periods above stipulated for the payment thereof, then this agreement shall be at the option only of the said party of the first part absolutely null and void. But if the party of the first part shall not proceed to enforce the payment of the principal and interest due, or to render this Agreement null and void, then and in such case, the party of the second part in consideration of the indulgence thus shown *unto him* by the party of the first part, hereby agrees that the party of the first part shall add the whole interest, or any part of it which remains unpaid at the end of one or more years to the principal remaining due, and the amount shall thereupon form a principal sum, bearing lawful interest, and the same process may be observed by the party of the first part with the interest due and remaining unpaid at the end of any one or more years, as often as the case shall arise. And the said party of the second part hereby agrees to pay all the taxes ordinary and extraordinary that may be assessed or levied on the land hereby contracted for on this contract; and also agrees to build the outside fences in the first instance where the herein described lot or farm of land shall join the land of the party of the first part at his own cost and expense.

And the said *Thomas King* hereby covenants, agrees, and binds himself, his heirs, executors, and administrators, to make the payments, and observe all the above contracts at the times above mentioned. And it is further agreed between the parties to these presents, that if default be made in fulfilling this agreement or any part thereof, on the part of the said party of the second part, then and in such case, the said party of the first part, his heirs and assigns, shall be at liberty to consider this contract as forfeited and annulled, and to dispose of the said land to any other person, in the same manner as if this contract had never been made.

Given under the hands and seals of the parties, the *tenth* day of *February* in the year one thousand eight hundred and *fifty four*.

Signed and Sealed in the presence of

*William White*

*R. G. Van Wyck*

*Thomas King*

*\$60.00 Received August 15<sup>th</sup> 1854 of Thomas King David Worringham Check for Fifty Dollars on acc. due of the within agreement.*

*R. G. Van Wyck*

*\$40 Received of Thomas King Aug 2<sup>d</sup> 1855 Forty dollars on the within agreement*

*Mary P. Van Wyck*

*\$3.12 1/2 Recd November 12<sup>th</sup> 1855 of Thomas King Eight Dollars and twelve q. a half. Lent on acc of this acct. This was for chickens*

*R. G. Van Wyck*

*52.05*

\$52.25 Received August 11<sup>th</sup> 1856 of Thomas King Fifty two Dollars and twenty five cents of this forty six dollars was corn and six dollars and twenty five cents was for chicken up to this date.

P. H. Van Wyck

\$25.- Received August 12<sup>th</sup> 1856 of John King Twenty five Dollars on account of the within Agreement and he is to have one third of the land within mentioned deeded to him on the westerly side of ~~part~~ of said lot when he shall have paid one third of the purchase money and the interest

P. H. Van Wyck

\$3.12 1/2 Recd October 15<sup>th</sup> 1856 of Thomas King for 5 pair Chickens three Dollars and twelve cents on acct of his lease

P. H. Van Wyck

\$6.25 Received August 29<sup>th</sup> 1856 of Thomas King by 10 pair Chickens at 5/ = six dollars and twenty five cents

\$25.- Received April 29<sup>th</sup> 1857 of Thomas King Twenty five Dollars on account of their Agreement

P. H. Van Wyck

\$6.25 Recd 15<sup>th</sup> August 1856 of John King 6 pair of Chickens and 1 pair the 26<sup>th</sup> October 1856

\$2.50 and two dollars and fifty cents in Chickens the 15<sup>th</sup> August 1858.

\$34.75 Recd Aug 15<sup>th</sup> 1857 of John King thirty four Dollars and seventy five cents on account of this Agreement.

\$2.50 and \$2.50 in chickens. - P. H. Van Wyck  
this day

\$35.- Received August 15<sup>th</sup> 1857 of Thomas King thirty five Dollars on account of this Agreement.

P. H. Van Wyck

\$3.94 Recd July 26 1858 of John King 7 pair of Chickens at 4/6 per pair three Dollars and ninety four cents on acct of this acct

\$3.94 Recd August 21<sup>st</sup> 1858 of John King 7 pair of Chickens at 4/6 per pair three Dollars and ninety four cents

P. H. Van Wyck

P. H. Van Wyck

\$13.94 Received September 8<sup>th</sup> 1858 of John King  
Thirteen dollars and nine, four cents on  
account of this agreement. of this sum was cash & \$3.94 for chickens.

\$21.- Received August 15<sup>th</sup> 1859 of John King  
Twenty one Dollars on account of this  
agreement  
Ph. Van Wyck

*Copied in book*  
Philip & Van Wyck  
Bond

With

Thomas King

Agreement February 10<sup>th</sup> 1854

Principal sum \$300.-

Decided to Thomas  
King the two  
thirds part on the  
East End and one  
third part on the  
West End to John  
King the 14<sup>th</sup>  
December 1854

7AP  
3494  
12.82