

Contract: made the 19th day of December
1821. Between Stephen S. Buckman of the
City of New York of the One Part: And Benjamin
Rumsey of the County of Sullivan of the Other
Part: Witnesseth that the said Stephen S.
Buckman hath agreed to sell and convey to the
said Benjamin Rumsey a certain Farm of Land
situate in the Town of Thompson in the County
of Sullivan at the rate of twelve Dollars per
acre (The number of acres to be ascertained by
Mr Jones the County Clerk as Surveyor) &
being part of Lot N^o 74 in the subdivision
of Great Lot No 14 in the Southern Tier of Lots
of the Hardenbergh Patent: Bounded on the
Easterly Side by Lot No 73. On the Southerly
Side by Lot No 71 On the Northerly Side by
Lot 77. And on the Westerly Side by the Road
which intersects the said Lot coming from
the Cohecton Turnpike and leading to Ferris-
burgh: The Part of the Lot No 74 lying alto-
gether on the Easterly Side of the said
Road. - The Conditions of the above Sale
are as follows: viz: The said Benjamin
Rumsey is to pay to the said Stephen S. Buckman

Three hundred Dollars as a first payment
on the first day of April next. at the City of
New York.

The said Stephen D. Buchanan is then to give
a Deed to the said Benjamin Rumsey
for the premises: And at the same time
the said Benjamin is to secure the remaining
Purchase Money by Bond and Mortgage
on the Premises: so as to pay the sum
of Two hundred Dollars annually on the
first day of April in the succeeding Years
with Interest from the first day of April
next: The price of the Land being twelve
dollars per acre as before mentioned.

It is also agreed that the said Benjamin
may occupy during the next Year, the other
part of the Lot No 74 lying on the other
side of the said Road, during the next
Year: so as to have one Crop from the same
But is not to cut timber from that Lot
further than is necessary for fencing the
same: And is to prevent all other Persons
from cutting on the same: In Witness
whereof the Parties have hereunto set their
hands and seals - the day and Year first

above written
Sealed and Delivered
in presence of

Stephen D. Buchanan

Benjamin Rumsey

Mary Brown
Sarah Armstrong

Benjamin Rumsey is to keep the fence in
Order on the westerly part of Lot No 74
and is to feed it with Clover as a Condition
for his privilege upon it - S. D. Buchanan
is to pay for the Clover seed -

Sealed and Delivered
in presence of

Received on this Contract Ten Dollars

LD Beckman
and
M Ramsey
Contract
No 74

Dec. 19. 1821.

250
12
500
250
5000 750