

This Indenture, made this *twelfth* day of *February* in the year of our Lord one thousand eight hundred and *twenty three*
BETWEEN *Joshua P Royce of the town of Thompson County of Sullivan and State of New York* of the first part, and *Stephen D Beckman of the City of New York* of the second part,
Witnesseth, That whereas the said *Joshua P Royce* of the first part, is justly indebted to the said party of the second part, in the just and full sum of *Three hundred*
Dollars lawful money of the United States of America, secured to be paid to the said party of the second part, by a certain bond or obligation, bearing even date with these presents,
 in the penal sum of *six hundred Dollars*, Conditioned for the payment of the sum of *three hundred Dollars* at the expiration
 of *six years* from the date hereof with lawful interest thereon (after one year) to be paid annually on the *twelfth* day of *February* in each year after the first year
 as by the said bond or obligation, and the condition thereof, more fully may appear, reference being thereunto had. Now therefore this Indenture further witnesseth, That the said party of the first part, for the better
 securing and more sure payment of the said sum of money mentioned in the said bond or obligation, according to the true intent and meaning thereof; and also, for and in consideration of One Dollar, to him
 in hand paid, by the said party of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, HAVE granted, bargained, and sold, aliened, released, enfeoffed,
 conveyed, and confirmed, and by these presents DO grant, bargain, and sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to his heirs and assigns for ever, All
 that certain tract piece or parcel of Land situate lying and being in the town of Thompson County of Sullivan being the westerly part of lot number
 one in the subdivision of the westerly half part of Great Lot N. 14 in the Fladenburgh patent; Bounded as follows Beginning at a heap of stones near a tree
 cornered and marked 1.2.56 (the corner of these lots) and running North eight degrees West thirty six chains seventy eight Links to the division line of Great
 Lot N. 1. at a stake and stone ten links North Westly from a Beach tree cornered and marked 1.2. Thence along said division line South seventy six
 degrees East until it strikes the West line of the fifty acres formerly sold off the East part of said Lot N. one by Samuel Sackett to Lashen
 Munrow thence South thirty along the West line of the said fifty acres until it comes to the Newburgh and Cochiecton Turnpike Road then Westly
 along the said Turnpike Road to the division line between N. five and N. six thence to the place of Beginning Containing one hundred acres
 be the same more or less

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining; And also, all the estate, right, title, interest, dower, property, possession, claim, and
 demand, in law and equity, of the said party of the first part, of, in and to the same, and the reversion, and reversions, remainder and remainders, rents, issues, and profits thereof; To have and to hold the herein
 before granted premises, with all and singular the rights, members, privileges, hereditaments and appurtenances thereunto belonging, unto the said party of the second part, his heirs and assigns, to the only proper
 use, benefit and behoof of the said party of the second part his heirs and assigns for ever: Provided always, and these presents are upon this condition, nevertheless, that if the said party of the first part,
 his heirs, executors or administrators, shall well and truly pay, or cause to be paid, unto the said party of the second part his executors, administrators or assigns, the said — sums of money mentioned in
 the condition of the aforesaid — bond or obligation, at the same time and in the manner mentioned in the said condition, according to the true intent and meaning thereof, that then and from thenceforth, these presents,
 and the estate hereby granted, and every thing herein contained shall cease, determine, and be absolutely void to all intents and purposes. And the said *Joshua P Royce* for his heirs, executors
 and administrators, doth covenant, grant and agree to and with the said party of the second part his executors, administrators and assigns, that the said *Joshua P Royce* shall and will
 well and truly pay to the said party of the second part, his executors, administrators or assigns, the said — sums of money; — at the time and in the manner herein before
 mentioned, according to the condition of the said — bond or obligation. And it is hereby mutually Covenanted and Agreed, by and between the parties to these presents, that if default shall be made in the
 payment of the said sum of money mentioned in the condition of the said — bond or obligation, and the interest which shall accrue thereon, or of any part thereof, at the time specified for the payment thereof,
 according to the tenor and effect of the condition of the said bond or obligation, that then and from thenceforth, it shall be lawful for the said party of the second part, his heirs, executors, administrators and
 assigns to enter into, and upon all and singular the premises hereby granted, or intended so to be, and to grant, bargain, sell, and dispose of the same, and all benefit and equity of of redemption, of the said party
 of the first part, his heirs, executors, administrators or assigns therein, at public auction, according to the act of the Legislature in such cases made and provided: And as the attorney of the said party of the first
 part, for that purpose, by these presents, duly constituted and appointed to make, seal, execute and deliver to the purchaser or purchasers thereof, a good and sufficient deed or deeds of conveyance in the law for the
 same, in fee-simple, and out of the moneys arising from such sale, to retain the principal and interest which shall then be due on the said bond or obligation, according to the condition thereof; Together with all the
 costs and charges of advertisement and sale of the same, rendering the overplus of the purchase moneys (if any there shall be) unto the said *Joshua P Royce* of the first part, his heirs,
 executors, administrators or assigns, which sale so to be made, shall for ever be a perpetual bar, both in law and equity, against the said party of the first part, his heirs and assigns, and all other persons
 claiming or to claim the premises, or any part thereof, by, from, or under him them or any of them.

In witness whereof, the said parties to these presents have hereunto interchangeably set their hands and seals, the day and year first above written.

SEALED AND DELIVERED IN
 THE PRESENCE OF US, }

M. Jones

Joshua P. Royce

State of New York
Sullivan County

Be it remembered that on the 7th day of July 1823 before me personally appeared Joshua P. Joyce known to me to be the person described in and who executed the within Indenture of Mortgage who acknowledged that he executed the same as his voluntary act and deed for the uses and purposes therein mentioned then appearing in said Indenture no material alterations - I allow the same to be Registered

H. Bennett
Commissioner

Sullivan County
Clerks Office 3/4: I certify this Mortgage to be duly Recorded in Book No. Two of Mortgages on Pages 638, 639 & 640 at Nine O'clock A. M. on the Seventh day of July A.D. 1823

W. H. C. K.

Fee \$1.44

Mortgage
Joshua P. Joyce
Sullivan Co. New York