

503

Sealed and delivered in the presence of us.  
 It being first in witness that the breadth of the Lot at the Bottom is  
 but 33 ft. 11 inches instead of 34 feet  
 Land Weygant  
 John L. Carter  
 Clayton Earl  
 Cornelia Earl  
 George Lamont

On the fourteenth day of August Ann Collins One thousand eight hundred  
 and thirty three before me the Subscriber one of the Justices of the Peace  
 of Philadelphia County residing in Kensington came the above named Clay-  
 ton Earl and Cornelia his Wife and acknowledged the above written In-  
 denture to be their Act and deed and advised the same might be recorded  
 as such, she the said Cornelia being of full age and separate and  
 apart from the said Husband by me then examined did declare and  
 say that she executed the above Indenture of her own free will and accord  
 without any coercion or compulsion of her said Husband the Contents thereof  
 being by me first made known to her Wellwell my hand and seal the day and  
 year aforesaid.

Witnessed Nov. 1870

Land Weygant

Edward Bond  
 to  
 Gabriel Holmel

This Indenture Made the eighteenth  
 day of March in the year of our Lord one thousand  
 eight hundred and thirtyn, Between Edward

Bond of the City of Philadelphia Esquire and Elizabeth his Wife of the one  
 part and Gabriel Holmel of said City, House Carpenter of the other part  
 Witnesseth that the said Edward Bond and Elizabeth his wife for and  
 in consideration of the payment of the yearly rent and performance of the  
 covenants and agreements hereinafter expressed and which  
 on the part of the said Gabriel Holmel his heirs and assigns are and  
 ought to be observed performed and kept have granted bargained sold  
 released and confirmed and by these presents do grant bargain sell release  
 and confirm unto the said Gabriel Holmel his heirs and assigns for  
 ever, All that Lot or piece of Ground situate lying and being on the  
 East side of a Twenty five foot Court laid out by the said Edward Bond  
 at the distance of one hundred feet from the West side of Delaware Street  
 Street between Locust and Spruce Streets in the said City beginning at the  
 distance of one hundred and Ninety feet from the North side of said Spruce  
 Street thence extending Northward in front a breadth on said Court fifteen  
 feet and continuing of that breadth in length or depth Eastward thirty four  
 feet to a Ten foot Court bounded on the West by said twenty five foot Court on  
 the North by the Ground of the said Edward Bond on the East by said ten  
 foot Court and on the South by a fifteen foot alley leading into a public thorough  
 alley between Locust and Spruce Streets aforesaid, Together with the use and  
 privilege of said Court and alleys in common with the said Edward Bond  
 his heirs and assigns and Together with all and singular the Improvements  
 rights members liberties privileges hereditaments and appurtenances what-  
 soever thereto belonging or in any wise appertaining and the remainder  
 and remaind rents issues and profits thereof. I have and to hold the said  
 described Lot or piece of Ground hereby granted or mentioned to be with  
 the appurtenances unto the said Gabriel Holmel his heirs and assigns

7

To and for his and then only for use and behoof persons, by holding  
 And paying thereof unto the said Edward Bond his heirs and  
 assigns forever the yearly rent or sum of Forty Spanish Silver milled  
 dollars each Weighing Sixteen Pennyweights and six grains of Fine  
 Silver in equal half yearly payments to wit, on the first day of September  
 and March in each and every year forever without any deduction  
 defalcation or abatement whatsoever for a by reason whereof any taxes  
 rates charges or assessments which shall at any time hereafter be lawfully  
 levied or collected upon or from the lot of Ground hereunto granted  
 or upon or from the rent charge hereby reserved payable hereunto the full  
 payment of the said yearly Rent to be made on the first day of September  
 next ensuing the date hereof. And if it shall happen that the rent hereby  
 reserved or any part thereof shall be behind and unpaid at or after any of the days  
 and times herein before appointed in any year for payment thereof then and at the  
 same shall be so behind and unpaid it shall and may be lawful for  
 the said Edward Bond his heirs and assigns into and upon the lot of  
 Ground and premises and into the Melloages and Buildings thereon ere-  
 ted and to be erected or any part thereof to enter and distress for the said  
 Rent and arrears thereof (if any) and the distress and distresses then and  
 then found and taken to be had drive and carry away, and the same to set in  
 improvement and vend at the proper risk and charge of the said Gabriel Moore  
 his heirs and assigns for the space of five days and if within  
 the said five days payment and satisfaction of the said rent and all arrears  
 thereof be not made then and at any time thereafter the said distress and  
 distresses to expose and sell at Public Vendue or Auction for the best price that  
 can be reasonably gotten for the same; and after full payment and satisfac-  
 tion of the said rent and all arrears thereof and of the Costs and Charges  
 accrued by reason of such non payment distress detinue and sale the surplus  
 if any to return to the said Gabriel Moore his heirs and assigns. But if  
 distress sufficient cannot be found and taken in and upon the premises to satisfy  
 the said rent and all arrears thereof then and in such case it shall and  
 may be lawful to and for the said Edward Bond his heirs and assigns or any of them  
 and upon the said Lot of Ground and the Improvements made or to be made or any  
 part thereof in the name of the Whole to re-enters and the same to have again re-possess  
 and enjoy as in his and their full and power Estate and title any thing herein before con-  
 tained to the contrary notwithstanding. And the said Gabriel Moore his heirs and assigns  
 that he his heirs executors administrators and assigns shall and will well and  
 truly pay or cause to be paid unto the said Edward Bond his heirs and assigns the  
 said rent without any deduction defalcation or abatement to be made for or in respect  
 of any taxes charges or assessments as above said on the days and times and in the  
 way and manner herein before appointed for the payment thereof. And also that the  
 said Gabriel Moore his executors administrators or assigns shall and will use and  
 the security for payment of the rent hereby reserved at his and their own proper cost and  
 charges within one year from the date hereof erect build complete or furnish upon the  
 said hereby granted Lot of Ground a Brick Building or Buildings to be at least of  
 of the Value of Six hundred and sixty six dollars and two thirds of a  
 dollar Gold or Silver Money of Pennsylvania. Provided always nevertheless  
 that if the said Gabriel Moore his heirs executors administrators or assigns shall  
 and do at any time within seven years from the date hereof well and truly

505

is to be paid to the said Edward Bond his heirs and assigns, the just and full sum of six hundred and sixty six dollars of the old currency and five cents a part and a two third of a Dollar over and above the said rent of forty dollars which shall be due for the said premises at the time of paying the said sum of six hundred and sixty six dollars and two third of a Dollar that then and from then forth the said rent hereby reserved shall cease determine and be extinguished forever. And then the said Edward Bond his heirs and assigns shall and will at the proper costs and charges in the Law of the said Gabriel Holmel his heirs and assigns execute a demurrer and assign make execute and acknowledge such proper deed and allurances in the Law for the effectual releasing and extinguishing the said rent charge of forty dollars due to him the said Gabriel Holmel his heirs and assigns which then Counsel learned in the Law shall be read or able devised or advised or required. And it is Covenanted further granted and agreed by and between the said parties their heirs and assigns that he the said Gabriel Holmel his heirs and assigns be a then paying the aforesaid rent and the taxes thereon occurring from time to time as aforesaid for extinguishing the same shall and may from time to time and at all times from hereafter fully and peaceably lawfully use occupy and possess the Lot of Ground and premises hereby granted with the appurtenances without any let hindrance or molestation of him the said Edward Bond his heirs or assigns or of any other person or persons lawfully claiming or to claim by force of law in him them or any or either of them or their heirs whereof the said parties to these presents have interchangably set their hands and seals this twentieth day and year aforesaid above written.

Sealed & delivered in the presence of us the undersigned Justices of the Peace in and for the County of Philadelphia  
 James Owen Sheriff

Gabriel Holmel

In the twentieth second day of March Anno Domini 1813 Before me Thomas R. Boyd Esquire one of the Justices of the Peace for the County of Philadelphia Came the above named Gabriel Holmel and acknowledged the above indenture to be his act and deed and advised the same to be recorded as such. Witness my hand and seal the day & year last aforesaid.  
 T. R. Boyd  
 Recorded Nov. 10 1833

Edward Bond junr  
 to  
 Gabriel Holmel

This Indenture made the eighteenth day of March in the year of our Lord one thousand eight hundred and thirteenth Between Edward Bond of the City of Philadelphia Esquire and Elizabeth his Wife of the one part and Gabriel Holmel of the said City of Philadelphia Carpenter of the other part Witnesseth that the said Edward Bond and Elizabeth his Wife for and in consideration of the payment of the yearly rent and performace of the covenants and agreements hereinafter expressed and released and which on the part of the said Gabriel Holmel his heirs and assigns are or ought to be observed performed and kept have granted bargained sold released and confirmed and by these presents do grant bargain sell release and confirm unto the said Gabriel Holmel his heirs and assigns forever All that Lot or piece of Ground situate lying and being on the East side of a Twenty five wide Court laid out by the said Edward Bond at the distance of one hundred feet Westward of Eleventh Street from Delaware between Locust and Spruce Street in the said City Beginning at the distance of one hundred and sixty feet Northward of said Spruce Street thence extending Northward in front a breadth on said Court fifteen feet to a fifteen feet wide alley laid out by the said Edward Bond Westward to a public twenty feet alley and continuing of the breadth of fifteen feet Eastward thence from feet to a ten feet Court Northward

and continuing of the breadth of fifteen feet Eastward thence from feet to a ten feet Court Northward



506

On the West by said Towne Gut Court on the North by said Fifth Gut Alley on the East by said ten Gut Court and on the South by ground granted or intended to be granted on Ground Rent to Abraham Hutchinson together with the full use and privilege of Common with the said Edward Rend and heirs and assigns of the said several Courts and alleys. Together with all and singular the improvements rights member liberties privilege hereditaments and appurtenances whatevver therunto belonging or in any wise appertaining and the remaines and remaines rents issues and profits thereof. I Have and do hold the said descibed Lot or piece of Ground hereby granted or mentioned so to be with the appurtenances unto the said Gabriel Holmel his heirs and assigns, to and for the use and their Only proper use and behoof forever Yielding and paying therefor unto the said Edward Rend his heirs and assigns the yearly rent a sum of fiftie Spanish Millers Silver dollar each weighing Sixteen penny weight and five grains at least of fine Silver in equal half yearly payments to wit on the first day of September and March in each and every year forever without any deduction defalcation or abatement whatevver for or by reason of any tax or rate charged or assessments which shall at any time hereafter be levied or collected upon or from the Lot of Ground hereby granted or upon or from the rent charge hereby released pay the due out the first half payment of the said yearly rent to be made on the first day of September next ensuing the date hereof And if it shall happen that the rent hereby released or any part thereof shall be behind and unpaid at or after any of the days and times herein before appointed in any year for payment thereof then and as often as the same shall be so behind and unpaid it shall and may be lawful to and for the said Edward Rend his heirs and assigns into and upon the Lot of Ground and premises and into the Mill race and Buildings thereon erected or to be erected or any part thereof to enter and distrain for the said rent and arrears thereof (if any) and the distress and distrained if any thereof found and taken to lead away and carry away of the same to detain impound and keep at the person with and charges of the said Gabriel Holmel his heirs and assigns for the space of five days and if within the said five days payment and satisfaction of the said rent and all arrears thereof be not made then and at any time thereafter the said distress and distrained to expose and sell at public Vendue or auction for the best price that be reasonably gotten for the same and after full payment and satisfaction of the said rent and all arrears thereof and of the costs and charges accrued by reason of such nonpayment distress detainment and sale the surplus if any to return to the said Gabriel Holmel his heirs and assigns. But if distress sufficient cannot be found and taken in and upon the premises to satisfy the said rent and all arrears thereof then and in such it shall and may be lawful to and for the said Edward Rend his heirs and assigns or any of them into and upon the said Lot of Ground and the improvements made or to be made or any part thereof in the name of the Whole to enter and the same to have again repossess and enjoy as in and then first and former Estate and title in the same and although the any thing herein before contained to the contrary notwithstanding And the said Gabriel Holmel hereby covenants that he his heirs and assigns

507

and assigne shall and will well and truly pay or cause to be paid to the said Edward Bond his heirs and assigne the aforesaid Rent without any deduction default or abatement to be made for or in respect of any Taxe Charge or assessments at above said On the day and time and in the way and manner herein before appointed for the payment thereof And also that the said Gabriel Holmel his executer admittor and assigne shall and will at further requite for the payment of the rent hereby released at his and their own proper Costs and Charge within one year from the date hereof next hereunto and fifth upon the said hereby granted Plot of Ground at North Bend duty to be at least of the Value of Six hundred and sixty six dollar and sixty seven Cents gold or Silver Money of Pennsylvania Provided always Nevertheless that if the said Gabriel Holmel his heirs executer admittor or assigne shall and do at any time within seven year from the date hereof well and truly pay or cause to be paid unto the said Edward Bond his heirs and assigne the just and full sum of Six hundred and sixty six dollar of the denomination and fineness aforesaid and two thirds of a Dollar over and above the said rent of Forty Dollars which shall be due for the said premises at the time of paying the said sum of Six hundred and sixty six dollar and two thirds of a Dollar that then and from thence forth the said rent hereby released shall cease determine and be extinguished forever And that the said Edward Bond his heirs and assigne shall and will at the proper Costs and Charge in the Law of the said Gabriel Holmel his heirs executer admittor and assigne make execute and acknowledge such proper deed and assurance in the Law for the effectual releasing and extinguishing the said rent charge of Forty dollar as by him the said Gabriel Holmel his heirs and assigne a his or their Counsel learned in the Law shall be reasonably advised or required And it is hereby further granted and agreed by and between the said parties their heirs and assignes that in the said Gabriel Holmel his heirs and assigne he after paying the aforesaid rent and the taxes thereon accruing from time to time as aforesaid (in extinguishing the same) shall and may from time to time and at all times hereinafter fully and peaceably have hold use occupy and possess and enjoy the Plot of Ground and premises hereby granted with the appurtenances without any let hind Molestation or prejudice of him the said Edward Bond his heirs or assigne or of or from any other Person whatsoever lawfully claiming or to claim by him or under him them or any of them In Witness whereof the said parties to these presents have interchangeably set their hands and seals hereunto Dated the day and year first above Written

Witness my hand and seal in the presence of  
 James Owen, Thos. Parnel  
 Gabriel Holmel  
 On the twenty second day of March Anno Domini 1718 Before me Thomas Parnel Esquire Secy of the Court of the peace of the County of Philadelphia Came the above named Gabriel Holmel and acknowledged the above indenture to be his act and deed and desired the same to be Recorded at such Witness my hand and seal the day and year last aforesaid

Recorded Nov. 10. 1723  
 Thos. Parnel