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covenant grant to and with the said Oliver Day his heirs Executors-
Administrators and assigns that the said Archer Sprabery and Anne
his Wife at and before the enrolling and delivery of these presents - and
standeth lawfully seized in the above demised premises and hath
a good right full power and lawful authority to grant sell & convey
the said Land and that the said Land is free and clear from all
incumbrances whatsoever warranting the same not only against
themselves their heirs Executors Administrators but against all persons
whatsoever, — — — — —

— — — — —
that hath or may claim any right or title thereto and the said
Archer Sprabery and Anne his Wife doth further oblige themselves
their heirs Executors & Administrators to the said Oliver Day his heirs
Executors Administrators and assigns that the said Archer Sprabery
and Anne his Wife will make any other deed or instrument in
writing for the better security of the above demised premises as by
the said Oliver Day his heirs Executors Administrators or assigns his
or their counsel learned in the Law shall require In Witness whereof
we the said Archer Sprabery and Anne his Wife doth hereunto set our
hands and affix our seals the day & year
Signed sealed