

18 Aug 1684

Samuel Levis and William Garrett to John Smith

In this document, Samuel Lewis and William Garrett convert their joint tenancy in the thousand acres they purchased from John Love the previous week into the status of tenants in common. This allowed the land to be divided into two entirely separate plots, one for the Garretts and one for the Lewises. Interestingly, a note on the back—probably made at a later date—indicates that a copy was made for Lawrence Cox, who lived on the land just south of the Garrett tract, where he ran a tavern. Note that this document dates Charles II's reign from his father's execution in 1649 (or 1648, as reckoned by the old style calendar preferred by Quakers which started the year in March) rather than his coronation in 1661, eliminating the issue of Oliver Cromwell and the interregnum. Unlike the other documents in the Brushwood collection, this document is written mostly in an older style of script called secretary hand, which uses different letter forms from modern "italic" script. This makes it much more difficult for modern eyes to decipher!

FRONT:

**This Indenture** made the eighteenth day of August in the six and thirtieth year of the reign the king Charles the second over England &c. Betweene Samuell Levis of Darby in the county of Leicester husbandman and William Garratt of the Same place webster of the one part And John Smith of Darby aforesaid hemp dresser of the other part **whereas** John Love of the City of Bristoll grocer by two or severall deeds indented of lease and release bearing date the ninth and tenth days of August [<sup>^</sup>instant] under the hand & seal of the said John Love for the consideration therein mentioned did grant and convey to the said Samuell Levis and William Garratt their heirs and assignes for ever the full and just proportion and quantity of one thousand Acres of land every acre to be admeasured and computed according to the dimensions of acres mencioned and appointed in and by the statute made in the three and thirtieth year of the reign of king Edward the first situate lying and being within the tract or province of Pensilvania the said one thousand acres to be allotted and set out in such places or parts of the said tract or province in such manner and att such time & times As by certeine concessions or constitutions beareing Date the seventh day of July which was in the three and thirtieth yeare of the reigne of king Charles the Second over England &c stated and executed by William Penn Esqr and others and agreed limited and appointed or hereafter to be sealed and executed by and between the said William Penn of the one parte And the Purchasers of land in the tract or Province of Pensilvania of the other part shall be agreed limited and appointed And all the estate right title interest and demands of the said John Love of and in the said one Thousand acres of land **to be had** and holden to the said Samuell Levis and William Garratt their heirs and assignes for ever subject to the rent of one shilling per hundrede for every thousand acres of the said quantity payable to the said William Penn and his heirs as thereby may appeare **witnesseth now** this present Indenture that the said Samuell Levis and William Garratt to the end and intent to sever and destroy the jointenancy of said Samuell and William of and in the premises and to the end that the said Samuel Levis and his heires and the said William

Garratt and his heires may become and stand seized of and in the said one thousand acres of land as tenants in Common and not jointenants thereby to prevent the advantage and title of Survivorshipp of and in the same land **have** and either of them hath covenanted granted and agreed to and with the said John Smith his heires and assignes by these presents That they the said Samuel Levis and William Garratt and their heires shall and will att all times hereafter for ever stand and be seized of and in the said one Thousand acres of land with the apptenncs to and for the use and purposes following that is to say As touching the one Moyety or halfe part of the said lands premises to the use and behoofe of the said Samuell Levis his heires and assignes for ever And as touching the said other Moyety [<sup>^</sup>or] halfe part of the said one Thousand acres of land soe granted as aforesaid &c the use and behoofe of the said William Garratt his heires and assignes for ever And to noe other use intent or purpose whatsoever **in** witness whereof [<sup>^</sup>as] the said pties to these presents have hereunto sett their hands & Seales the day and year first above written Annoqe Domd 1684

SAMUEL [Seal] LEVIS

WILLIAM [Seal] GARRATT

JOHN [Seal] SMITH

**BACK:**

Sealed & delivered in  
the Psence of Us

WILLIAM SMITH  
RICHARD PARKER  
GEORGE TAYLERE  
WILLIAM BURTON  
[Illegible signature]

Sam.<sup>l</sup> Levi & W.<sup>m</sup> Garrett  
to  
Jn.<sup>o</sup> Smith  
Cov.<sup>t</sup> to sever their Joynten.<sup>y</sup>  
in 1.000 acs of land

To be Copied for Lawrence Cox & the Copy put up with his Title Deeds