This Indenture

made the first Day of October in the year of our Lord One thousand seven hundred and sixty four Between William Coats of the
his Wife of the one part and Hannah Jenkins of the same place
Widow of the other part Witnesseth That the S. William Coats and Margaret his Wife for and in Consideration of the Payment of the Rent
and reserved which on the part and behalf of the said Hannah Jen
ons or their Heirs & Assigns or any of them are or ought to be paid observed performed and kept And for and in Consideration of the sum of Forty six Pounds fifteen
paid by the said Hannah Jenkins at and before the Sealing and De
ny price of the Money to them the said William Coats & Margaret his Wife do hereby acknowledge have granted bargained sold released and confirmed and
grant bargain sell release and confirm unto the said Hann
e for ever Certain Frame Messuage or Tenement and Lot or Piece of Ground Situate in the Northern Liberties
the said City Containing in Breadth North and South twe
ty Feet and in length or depth one hundred and fifteen Feet Bounded Northwards by William Humphreys Ground Eastwards by the said
Ground and Westward by a forty Feet Alley extending from Brown Street to Poplar Lane And the free use and Privilege of the said forty Feet Alley and of Ingress Egress and Regress unto and through
all and singular the Streets Ways Waters Water Courses Rights Liberties Privileges Buildings Improvements Hereditaments and Appurtenances whatsoever unto the said Frame Tenement and
the Reversions and Remainders thereof To have and to hold the said Frame Messuage or Tenement and Lot or Piece of Ground Hereditaments and Premises hereby granted or mentioned to be granted
and Assigns To the only proper Use and Behoof of the said Hann
nah Jenkins her Heirs and Assigns for ever Yielding and Paying therefore unto the said William Coats his Heirs and Assigns the
of Pennsylvania on the first Day of October in every year for ever hereafter The first Payment thereof to be made on the first Day of October next ensuing the Date hereof And if it shall happen the said
or any part thereof shall be behind and unpaid at any time after
the Day or Time herein before appointed in every year for payment thereof that then & from thence forth from time to time so often
lawful to and for the said William Coats his Heirs & Assigns
or any of them into and upon the said Lot or Piece of Ground Hereditaments & Premises hereby granted or mentioned to be granted and into the Mes
paces thereof to Enter and Distrain and the Distrains and Di
strains then and there found and taken to Lead Drive carry away and impound and impounded to detain & keep at the proper Risque and Charges
during the space of five Days And if within the said space of five
Days payment and satisfaction of the said Rent and Arrearages thereof shall not be made then and at any time thereafter it shall and may
of them the S. Distrains and Distrains to expose and sell by Public
Auction or Vendue for the best price that can be reasonably gotten for the same And after Payment & Satisfaction of the said Rent and Arrearages the
and for the said William Coats his Heirs and Assigns or any of
hann Jenkins her Heirs and Assigns But if Distrains sufficient cannot be found [illegible] and upon
and into every or any part or parcel thereof in the Name of
the said Lot or Piece of Ground Hereditaments & Premises hereby granted or mentioned to be and unto the Messuages or Tenements
satisfied any thing herein before contained to the Contrary
the whole with the Appurtenances Wholly to Re enter and the same to have again repossess and enjoy untill the said yearly Rent hereby
and Assigns by these Presents That the the said Hannah Jenkins for herself her Heirs Executors and Administrators & the Covenant
any wise Notwithstanding And the said Hannah Jenkins for herself her Heirs Executors and Administrators & the Covenant
two Pounds ten shillings on the Day and Time herein before
Jenkins her Heirs & Assigns shall and will from time to time and at all Times hereafter forever well and truly pay or cause to be paid unto the
of Ground to the Value of sixty Pounds lawful Money afore
mentioned and appointed on every year for payment thereof And that the said Hannah Jenkins her Heirs or Assigns shall and will within the
Heirs or Assigns the full sum of Fifty Pounds lawful Mo
Provided always Nevertheless that if at any time after Building as aforesaid the said Hannah Jenkins her Heirs or Assigns shall and do well
aforesaid Sum of Fifty Pounds the S. yearly Rent of two Pou
ney afs. on one entire payment Over and besides the said yearly Rent of two Pounds ten shillings in the mean time growing due and payable
Hannah Jenkins her Heirs or Assigns execute a Legal
after ft. shillings hereby reserved shall cease determine and be void for ever And the S. William Coats his Heirs or Assigns shall at the Time of
tors do the Covenant Promise and grant to and with
Deed of Release for Releasing and extinguishing for ever the said yearly Rent of two Pounds ten shillings And the said William Coats
Performing the Covenants and Agreements aforesaid
the said Hannah Jenkins her Heirs and Assigns by these Presents in manner following, that is to say, That the the said Hannah Jen
hereby granted or mentioned to be granted with the Appurte
ller or Carefully may from time to time and at all Times hereafter forever peaceably and Quietly have hold and enjoy the said described Lot or
Priviledge or Procurement Lett Suit Trouble or Molestation of the said William Coats his Heirs or of any other person or persons whatsoever or by or
nances without any
In Witness whereof the said Parties to these Presents have interchangably set their Hands & Seals hereunto Dated the Day and Year first above written.

Sealed & Delivered
in the presence of us
Saml Isaac Yoto
Sarah Yoto jnr

Recd. the 26 Day of March 1765 Before me Jacob Duche Esq. One of the Justices &c. Came the above named Hannah Jenkins
and acknowledged the above written Indenture to be her Act and Deed and desired the same may be recorded as her Deed Witness my Hand and Seal.

Jacob Duche

Northern Liberties of the City of Philadelphia Merchant and Mariner
and performance of the Covenants and Agreements hereinafter mentioned
dollars lawful Money of Pennsylvania unto them in hand well & truly
by these Presents the said William Coats and Margaret his Wife do
aforesaid and on the West side of Third Street continued Northwards beyond
said Street continued as aforesaid Southwards by Joseph Cauldons
to the same at all Times hereafter forever Together also with
Lot or Piece of Ground belonging or in any wise appertaining and
with the Appurtenances unto the said Hannah Jenkins her Heirs
yearly Rent or Sum of Two Pounds ten shillings lawful Money
yearly Rent or Sum of two Pounds ten shillings truly reserved
the same Rent shall be behind & unpaid It shall and may be
Messuages or Buildings thereon Erected or to be Erected or any part or
Charges of the said Hannah Jenkins her Heirs her Heirs and Assigns for and
be Lawful to and for the S. William Coats his Heirs and Assigns or any
of any and all Charges of Distress Detainure and Release and
the said Hereditaments Premises then & that and may be lawful to
ments and other the Buildings thereon Erected or to be Erected
served and all arrearages thereof shall be fully paid and
Promise and grant to and with the said William Coats his Heirs
said William Coats his Heirs and Assigns the S. yearly Rent of
space of two years now next ensuing Build on the said Lot or Piece
and truly pay or cause to be paid unto the said William Coats his
that then and from thence forth forever after payment of the
such Payment at the Request Cost and Charges of the said
her Heirs or herself his Heirs Executors and Administrators
ors her Heirs & Assigns (Paying the Rent and Covenants & Premises
Lot or Piece of Ground Hereditaments & Premises
with his their or any of their Act Means Consent

Hannah Jenkins