

of such Purchase, that in Case any Purchase shall be made contrary thereto, so that the Property of the Purchaser in the Islands where the Lands lie, shall thereby amount to more than the above Quantity respectively, the same shall be void, the Money paid thereon forfeited, and the consequential Grant of no Effect.

That all and every Purchaser of Lands, upon the foregoing Terms and Conditions, shall immediately, upon the Payment of the first Twenty per Cent. of the Purchase-Money, receive a Bill of Sale, signed by the said Commissioners, which shall entitle such Purchasers to a Grant of the said Lands, under the Seal of the Islands, containing the aforementioned Conditions and Reservations: Which said Purchase, and Grant in Consequence thereof, duly registered in the proper Offices, shall be good and valid in Law against Us, Our Heirs and Successors, unless the same shall be revoked: And We do hereby declare the same revocable by Our Commissioners of Our Treasury, or Our High Treasurer for the Time being, within Twelve Months from the Date thereof; in which Case such Purchase and Grant shall become void and of no Effect; and upon Notice of such Revocation, the said Commissioners shall return to such Purchaser the Money paid upon the Purchase, with legal Interest thereon, and reasonable Allowance for any Improvements made on the said Lands.

And whereas the Establishing Towns in proper Situations, within the said Islands, will conduce greatly to the Convenience of the Inhabitants, and the Benefit of Trade and Commerce; We have therefore thought fit, with the Advice of Our Privy Council, to direct a proper District in every Parish in each Island, to be laid out for that Purpose, into Lots for Tenements of different Size and Extent; and each Town-Lot to have a proportionate Allotment of Land contiguous to such Town, for a small Field or Pasture, allowing one Acre for every ten Foot in Front of the Town-Lot to which it is to be annexed; but no Field-Lot to exceed the Quantity of Six Acres.

And We do hereby further publish and declare, that such of these Town and Pasture-Lots, in each Island, as consist of Lands, which have been already cleared and improved, shall be set up to Sale by public Auction, at a Price per Foot in Front of each Town-Lot, and a Price per Acre of the Field-Lot, to be fixed upon such Lot, by the said Commissioners, in like Manner as upon the Allotments for Plantations.

And We do further publish and declare, that the Lots, so set up to Sale by Auction, shall not be sold but upon the following Terms and Conditions; that is to say,

That the Purchase-Money shall be paid in the same Proportion, by the like Installments and upon the same Conditions as are required in the Case of the Purchase of Allotments for Plantations.

That each Tenement shall be charged with the Payment of an Annual Ground-Rent to Us, Our Heirs, and Successors, of One Penny per Foot in Front, and Sixpence per Acre, for each Acre of the Field annexed to such Tenement; the said Rents to commence at the Expiration of one Year from the Date of the Purchase, and the Purchaser to be liable to the same Penalties, in Case of Failure of the Payment of the Purchase-Money, and the Ground-Rent and Quit-Rent, as We have already required in respect to the Purchase of Allotments for Plantations.

And We do further publish and declare, that the Reservations, which We have directed to be made for Town and Pasture-Lots of uncleared Lands, shall be granted in Fee Simple by Our Governor in Chief,

under the Seal of the Islands, to any Persons, who will give such Security as Our Commissioners shall approve, for building on such Town-Lots within a reasonable Time, to be fixed by Our said Commissioners; and also for Inclosing, Fencing, and properly Clearing for Pasture, the Fields that shall be granted with such Tenement.

And We do further publish and declare, that We have directed that no more than one Town-Lot be granted to any one Person, and that no more than Six Acres of Pasture-Land be annexed to such Town-Lot, whatever Number of Feet in Front it shall consist of.

That each Grantee shall be obliged, under proper Penalties, to the Payment of an Annual Ground-Rent to Us, Our Heirs, and Successors, of One Penny per Foot in Front of the Town-Lot for a Tenement, and Sixpence per Acre for each Acre of the Pasture-Lot; the first Payment to be made within two Years from the Date of the Grant.

And in order the more effectually to conduce to the Peopling Our said Islands with industrious White Inhabitants, upon which their Strength and Security do essentially depend; We have thought fit, with the Advice of Our said Council, to direct a Quantity of Land, not exceeding Eight Hundred Acres, to be reserved in such Parts of every Parish in each Island respectively, as are not adapted for Sugar Plantations, for the Accommodation of poor Settlers, to be divided into Lots, of not less than Ten, nor more than Thirty Acres each: And We do hereby further publish and declare, that the said Allotments are to be granted in Fee Simple, under the Seal of Our said Islands, to such poor Protestants as shall apply for the same, in Proportion to their respective Abilities to cultivate the said Lands; and subject to the following Conditions; that is to say,

That each Grantee shall, at the Expiration of four Years from the Date of the Grant, pay a Quit-Rent to Us, Our Heirs, and Successors, of Six-pence per Acre, for every Acre then cleared, and a Penalty of Two Shillings per Acre, for every Acre of Land uncleared; which said Penalty of Two Shillings per Acre shall be reduced to Six-pence per Acre, as the Land shall be cleared; and in Case of Failure of such Rent and Penalty, the Grantee shall be subject to the further Penalty of the Payment of Five Pounds for every Acre, for which such Quit-Rent shall not be paid.

That each Grantee shall enter upon and occupy the Land within Three Months from the Date of the Grant; and shall continue to occupy and improve the same, for Twelve successive Months, from the Time of such first Settlement.

That the Lands shall, for the Space of Seven Years, be unalienable by Sale, nor shall the same be let, set or assigned over during the same Term, otherwise than to the Use and Benefit of any Child or Children of such original Settler, without especial Licence in Writing first had and obtained, from the Chief Governor or Commander in Chief of Our said Islands for the Time being; and in Case of Failure or Default in either of the two last mentioned Conditions, the Grant to be void.

And We do hereby further publish and declare, that all Grants made of the said Allotments for poor Settlers, as also all Grants made of Town and Pasture Lots of cleared and uncleared Lands, shall be absolute and final.

That in all Grants to be made of Allotments for Plantations and Town and Pasture Lots, and of Lands for poor Settlers, there shall be a Reservation to Us, Our Heirs, and Successors, of all Mines of Gold and Silver.