

Land Grant of 1768
As Granted to
Johnston Hill
For Lands Then Located in Augusta County
On Dry River & Muddy Creek,
Now Rockingham County.
Signed by
John Blair,
President of the Council & Acting Governor
Of the Colony of Virginia
March – October 1768



Transcription provided by:
Randy Buie
Valley Preservation Alliance for American History and Architecture
Harrisonburg, Virginia
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Notes Regarding this Transcription

While every effort has been made to complete a full transcription of the document, some words remain illegible either because of the fading of the ink or physical damage to the document in the form a water stains, dirt stains, tears or missing material. In all cases where the script is partially or completely illegible and there remains any question as to the identification of the word or phrase used then the corresponding text of the transcription will be provided in [brackets]. For those words for which there remains a great deal of uncertainty and the text provided in the transcription is a reasonable guess then a question mark will be included within the [brackets?]. If the word is completely unreadable it will be identified as manuscript illegible [*MS. illegible*]. If the original document is missing material the lost text will be accounted for as [*MS. damaged*] or otherwise described. All editorial comments will appear in *italics* within brackets.

This is a literal transcription. By this it is meant that no changes have been made to spelling, capitalization, punctuation, phrasing or sentence structure. The use of various fonts and font sizes have been employed to reflect the character and script usage of the original document, which reflect the grammatical writing structure of the period. The individual line format of this transcription demonstrates the dilemma of transferring the content of an oversized, single sheet, original document into a modern format. As such, each line between returns corresponds to a single line of script on the original sheet and have been sequentially numbered for easier reference.

Notes Regarding this Document

As a means to aid the reader's understanding of the content of this document the following information is provided:

- The Feast of Saint Michael the Arch Angel is September 29th
- "Common Socage" or socage – The holding or having tenure of land in exchange for clearly defined requirements and fixed payments to be made at specified intervals. Sometimes in the form of agricultural goods, but especially in the form of rent.
- "Capite" – As part of holding tenure of land, being in service to the King as he requires.
- "Knights Service" - Also, as part of holding tenure of land, being required to provide military service to the King.
- The requirements of Capite and Knights Service as a condition of holding land, or tenure, were removed in England in the Tenures Abolition Act of 1660. English Acts of Parliament were not always deemed applicable within the Colonies until later dates, which may account for this specification in 1747.
- A "pole" is 16.5 feet, 320 poles comprise one mile.
- This grant was written on a pre-printed, oversized sheet containing formatted items represented by the underlined text. Hand written text is not underlined.
- The text between the ^ insertion symbols ^ indicates words or phrases inserted above the text of the primary line of writing as inclusions within the original text.

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¹ George the Third by the Grace of God of Great Britain France and Ireland King Defender of the Faith &c
To all to whom

² these Presents shall come Greeting Know Ye that for divers good Causes and Considerations but more
Especially for and in Consideration

³ of the sum of Thirty five Shillings of good and Lawful Money for our Use paid to our Receiver General of our

⁴ revenues in this our Colony and Dominion of Virginia We Have Given Granted and Confirmed and by
these presents for us our

⁵ Heirs and Successors Do Give Grant and Confirm unto Johnston Hill One Certain tract or Parcel of Land
containing three hundred and

⁶ twenty Acres lying and being in the County of Augusta on the East Side of the Dry River near the land he lives
on and Bounded as followeth to wit

⁷ Beginning at three Pines near a line of John Oneals Survey and running thence South Eighty seven degrees
East One Hundred and Sixty Poles

⁸ to a Pine and South twenty Eight degrees East Two Hundred Poles to a Locust & Black Oak on a hill South
Seventy Degrees East One Hundred and Six

⁹ Poles to a White Oak and South twelve Degrees West forty six Poles to the Bank of Muddy Creek and West
forty Poles to a Black Oak and South thirteen

¹⁰ Degrees West Twenty Poles to three Pines and North Eighty five ^degrees^ West One Hundred and Ninety six
Poles to three Pines and North twenty one Degrees

¹¹ West Two Hundred and Ninety Poles to the Beginning

¹² With all Woods Under Woods Swamps Marshes Longrounds Meadows Feedings and his due share of all
Veins Mines and

¹³ Quarries as well discovered as not discovered within the Bounds aforesaid and being Part of the said Quantity
of Three Hundred and

¹⁴ twenty Acres of Land and the Rivers Waters and Water Courses therein contained together with the privileges

¹⁵ of Hunting Hawking Fishing Fowling and all other Profits Commodities and Hereditaments whatsoever to the
same or any part thereof belong

¹⁶ ing or in any wise appertaining To have hold Possess and Enjoy the said Tract or Parcel of Land and all
other the before granted Premises

¹⁷ and every Part thereof with their and every of their Appurtenances unto the said Johnston Hill and to his

¹⁸ Heirs and Assigns forever To the only Use and Behoof of him the said Johnston Hill his Heirs and Assigns
forever

¹⁹ To be held of us our Heirs and Successors as of our Manor of East Greenwich in the County of Kent in
free and Common Soccage

- ²⁰ and not in Capite or by Knights Service Yielding and Paying unto us our Heirs and Successors for every fifty Acres of
- ²¹ land and so proportionably for a lesser or greater Quantity than fifty Acres the Fee Rent of one Shilling Yearly to be paid upon the
- ²² Feast of Saint Michael the Archangel and also Cultivating and Improving three Acres part of every fifty of the Tract abovementioned
- ²³ within three Years after the Date of these Presents Provided always that if three Years of the said Fee Rent shall at any time
- ²⁴ be in Arrear and Unpaid or if the said Johnston Hill his Heirs or Assigns do not within the Space
- ²⁵ of three Years next coming after the Date of these Presents Cultivate and Improve three Acres part of every fifty of the Tract
- ²⁶ abovementioned Then the Estate hereby Granted shall Cease and be Utterly Determined and thereafter it shall and may be Lawful
- ²⁷ to and for us our Heirs and Successors to grant the same Lands and Premises with the Appurtenances unto such other Person or Persons
- ²⁸ as we our Heirs and Successors shall think fit In Witness whereof we have Caused these our Letters Patent to be made Witness
- ²⁹ our Trusty and Welbeloved John Blair Esqr. President of our Council and Commander in Chief of our said Colony and
- ³⁰ Dominion at Williamsburgh Under the Seal of our said Colony the Twentieth Day of September One thousand
- ³¹ Seven hundred and sixty eight In the Eighth Year of our Reign

(SEAL)
[Ribbon with wax seal missing]

John Blair

George the Third by the Grace of God of Great Britain France and Ireland King Defender of the Faith &c. To all to whom these Presents shall come Greeting Know ye that for divers good Causes and Considerations but more Especially for and in Consideration of the Sum of ~~Twenty~~ ^{of good and Lawful} Shillings Money for our Use paid to our Receiver General of our Revenues in this our Colony and Dominion of Virginia We have Given Granted and Confirmed and by these Presents for us our Heirs and Successors Do Give Grant and Confirm unto Johnston Hill One certain Tract or Parcel of Land containing Three Hundred and twenty Acres lying and being in the County of Augusta on the East side of the Dry River near the land he lives on and bounded as followeth to wit Beginning at three Pines near a line of John Orieals Survey and running thence South eighty seven Degrees East One Hundred and thirty five Poles to a Pine and South twenty eight Degrees East Two Hundred Poles to a Locust ^{tree} Black Oak on a hill South twenty Degrees East One Hundred and thirty Poles to a White Oak and South twelve Degrees West to the ^{tree} Pole to the South of Muddy Creek and West to the Pole to a Black Oak and South thirty Degrees West Twenty Poles to three Pines and North eighty five ^{degrees} West One Hundred & Ninety six Poles to three Pines and North twenty one Degrees West Two Hundred and Ninety Poles to the Beginning

With all Woods Under Woods Swamps Marshes Low grounds Meadows Feedings and ^{the} due Share of all Veins Mines and Quarries as well discovered as not discovered within the Bounds aforesaid and being Part of the said Quantity of ~~Three Hundred and twenty~~ ^{Acres} Acres of Land and the Rivers Waters and Water Courses therein contained together with the Privileges of Hunting Hawking Fishing Fowling and all other Profits Commodities and Hereditaments whatsoever to the same or any Part thereof belonging or in any wise appertaining To have hold Possess and Enjoy the said Tract or Parcel of Land and all other the before granted Premises and every Part thereof with their and every of their Appurtenances unto the said Johnston Hill ^{and to his} Heirs and Assigns forever To the only Use and Behoof of him the said Johnston Hill his Heirs and Assigns forever To be held of us our Heirs and Successors as of our Manor of East Greenwich in the County of Kent in free and Common Socage and not in Capiteor by Knights Service Yielding and Paying unto us our Heirs and Successors for every fifty Acres of Land and so proportionably for a lesser or greater Quantity than fifty Acres the Fee Rent of one Shilling Yearly to be paid upon the Feast of Saint Michael the Archangel and also Cultivating and Improving three Acres part of every fifty of the Tract abovementioned within three Years after the Date of these Presents Provided always that if three Years of the said Fee Rent shall at any time be in Arrear and Unpaid or if the said Johnston Hill his Heirs or Assigns do not within the Space of three Years next coming after the Date of these Presents Cultivate and Improve three Acres part of every fifty of the Tract abovementioned Then the Estate hereby Granted shall Cease and be Utterly Determined and thereafter it shall and may be Lawful to and for us our Heirs and Successors to grant the same Lands and Premises with the Appurtenances unto such other Person or Persons as we our Heirs and Successors shall think fit In Witness whereof we have Caused these our Letters Patent to be made Witness our Trusty and well beloved John Blair Esq^r President of our Council and Commander in Chief of our said Colony and Dominion at Williamsburgh Under the Seal of our said Colony the Twentieth Day of September One thousand Seven hundred and ~~eighty~~ ^{eight} In the eighth Year of our Reign

John Blair