

that the early emigrations consisted of companies of people, brought out under the patronage of persons of ability who in having been at the expence of their transportation acquired a right not merely to as much land as those individuals would separately have been entitled to, but to quantities in an advanced proportion according to the number of dependents thus emigrating, under their protection. It will be seen also that the terms were varied according to the periods of emigration, doubtless upon the principle that the inconveniences and dangers of the undertaking were gradually diminishing, and the lands still faster acquiring a real value. The conditions required that the persons by or for whom land might be claimed should have come into the province "to inhabit and plant there," and this provision was afterwards, in particular cases at least, reduced to an express stipulation for a certain number of years. The grants to the Adventurers were, as appears by subsequent declarations to be of *an indefeasible Estate of Inheritance in fee simple to them and their heirs forever*; for which the Act of immigration for the purpose of settling in the Province was the sole condition of purchase, but with a perpetual reserved rent in every case; this being the basis of the Revenue which the Proprietary meant to draw from his acquisition, independent of the product or profits of those lands which he from time to time directed to be reserved and retained for his permanent Estate. Finally, in order to give the greater dignity and strength to this new Establishment and pursuing the spirit of the Charter in regard to the Article of tenure, which at that time formed a part of all grants from persons capable of prescribing it, the Proprietary directed that every distinct body of one, two, or three thousand acres so to be passed and granted to any Adventurer, should be erected into a manor, by such name as the owner should desire, with the privileges of Court Baron and Court Leet, for which purpose as well as for common or freehold grants the necessary (a) forms were transmitted.

Soon after these conditions the Proprietary by the following Letter directed certain portions of the town lands of St. Mary's to be granted to the first Adventurers, and smaller quantities to those of subsequent periods up to the 13th of August 1638.

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 " DEAR BROTHER,

(L.S.) " I would have you to pass in Free-hold to every  
 " of the first Adventurers that shall claim or desire it,

(a) These forms are not now to be found otherwise than in the Patents, &c. drawn, it is presumed, in conformity with them.