Be it known to all men by these present me Joseph Isbister eldest lawf^{l} son to Adam Isbister merch^{t} in Stromness, procreat betwixt him & yr deceased Elizabeth Johnston his first spouse my mother for as much as the deceased Helen Manson spouse to yr also deceased George Dallas merch^{t} in Stromness who was hereble proprietrix of yr ground underwritten wt yr special advice & consent of yr sd George her husband & he for himself his own right & interest wt yr special advice & consent of yr sd Helen Manson his spouse & as taking burden in & upon him for her, & they both with one unanimous advice consent and assent by their heretable bond subscribed by ym of the date at Stromness the last day of June jajby (17 hundred?) & eight years granted ym wt advice & consent forsd. Before & at the making yrof, to have borrowed & recd from yr sd Adam Isbister & Elizabeth Johnston my father & mother all & haill yr soume of one hundred pound scots money in security of yr ilk soume yr sd Helen Manson, with advice & consent of her sd husband& he yr sd George Dallas wt consent & and advice of his sd spouse, & as burden taker for her as said is, & they both with one unanimous advice consent & assent bond & obliged ym, yr heirs & successors wt all convenient diligence next after yr date yrof to duely lawfully & sufficiently infeft and xxxxx by charter & judging (?) titulo oneroso wt precept & instrument of sasine following yrupon yr sd Adam Isbister & Elizabeth Johnston my father & mother & yr heirs qtsoever procreat or to be procreat betwixt ym xxxxx under reversion in manner yrin & after mentioned in all & haill yt their xxxx piece of waist ground lying and bounded in manner yrin & after specified, viz bounded from James Turnbull and Wm Melvill marches on yr south & northwards eleven fathoms & from yr road above yr shore on yr east to Oliver Smith's marches on yr west, by and at yr shore side of Stromness, Mainland, late Bishoprick & now stewardrie & sherrifdom of Orkney, & yt xxxxx several infeftments & manner of holdings in manner contained in yr sd Heretbl Bond by qth my sd fayr & deceased moyr and yr heirs procreat betwixt ym were yn at yr granting yrof impowered to enter to yr peaceable possession of yr forsd xxxx piece of waist ground, & to build houses & yards yrupon & to uplift the rents & dutys yrof in satisfaction to ym of yr @ rents of yr sd princl soume & for payt to ym of yr publick burdens yt should be imposed yrupon (if any publick burdens & taxations should happen to be imposed upon yr samen) and yt yearly during yr not redemption yrof , providing always, like as it is thereby expressly provided, yt yr forsd ground houses and yards yn to be built yrupon should be redeemable & under reversion by yr sd George Dallas and Helen Manson spouses, and theirs therein named from myself father & deceased mother & their forsds at any feast and term of Whitsunday or Martinmass after expiring of the term of Whitsunday in yr year of God jajby 17 years.

Joseph Isbister

By payt, or lawfull consignation, of the sd principal soume of one hundred pound scots money, wt what soume or soumes of money my said fayr and moyr and their forsaids should happen to xxxx out & expend in building houses & yards upon yr forsd ground conform to an appreciation and comprysment to be made yrof before redemption together nor the expenses of writing & porfyting yr sd Heretable Bond, and infeftment following yrupon haill & together in one soume, the place of redemption and consignation to be in manner mentioned in yrsd Heretl bond as the samen containg clause of absolute warrandies & precept of sassine in the end yrof – wt several oyr clauses regrat in yr stewart court books of Orkney in itself at greater length proports, in and to yr xxx ground, houses and yards built yrupon, if soume of one hundred pound scots money & oyr soums due yrupon. I the sd Joseph Isbister as the only child procreat betwixt yr sd Adam Isbister & the deceased Elizabeth Johnston his spouse my moyr, have yr only right, after the decease of my sd father, qnsoever the same shall happen, and can make & grant the right under written. And now seeing I have already been for these several years bygone abroad, and am yet resolved by Gods strength, to go & try my fate in the world, & I knowing perfectly weel yt yr sd soume of one hundred pounds scots and oyr soums yt were expended on building yr houses & yards, yt are now built and planted upon yr sd ground was yr proper money belonging to my sd deceased moyr, as her date & tocher (?), & having no nearer friend on my mother's side than John Johnston mercht in Stromness my uncle, who has already purchased the Heretl right & property of the sd ground, houses & yards, from yr sd deceased Helen Manson & to whom I own myself very much obliged, considering yt he for a considerable time in my younger years, did maintain, intertain and educate me in bed board & at school gratis, wtout any good deed, payt or reward and also for several oyr onerous causes, great respects, & good considerations moving me hereunto. With yr me to have sold, assigned & disponed Likeas I by the tenor hereof (in case it shall please God yt I shall happen to depart this mortall life abroad, wtout having heirs lawfully begotten of my own body) sell assign transfer & dispone from me & all oyrs my heirs & assigneys qtsome ever the heirs lawfully to be begotten of my own body, if any be, being xxxxx to and in favours of the sd John Johnston his heirs and assigneys qtsoever all right title interest & claim of right qtsomever qch I have, or may have claim or pretend in and to yr forsd ground houses yards & oyrs built and planted yrupon, lying and bounded in manner forsaid, but prejudice always to yr sd Adam Isbister my father to bruik (?) & enjoy the samen.

Joseph Isbister

During all ye days of his lifetime and further with yr me for the reasons and causes forsaid to have made and constitute. Likeas I by the tenor hereof in the case forsaid, make nominate constitute and appoint the said John Johnston and his forsaids my lawfull cesserers (?) and assigneys in and to the said soume of one hundred pound scots money contained in the said heretable bond and in and to the haill other soums, that my said father and deceased mother have waird (?) out and expended in building the houses and yards built and planted by them upon the forsaid ground, and otherways waird out by them for writing the said heretable bond and paying infeftment thereupon, if any be payed and likeways in and to the said heretable bond itself. Clause of warrandice therein contained and haill clauses, oblidgements, tenor and contents of the same, with all that has followed, or may follow thereupon surrogating and substituting him and them in my full right and place thereof, with full power to the said John Johnston and his above named (in cases shall happen to die abroad without having heirs lawfully begotten of my own body, as said is) immediately after the decease of my said father to enter to the possession of the houses, yards and others built and planted upon the forsaid ground, and to the uplifting of the rents and duties thereof, and if need bees to call, follow, charge and pursue therefor, as accords of the law, and generally to do all other things anent the premisses sicklike and as freely as I might do myself if I were present or in life, providing always likeas it is hereby specially provyded and declared yt ye sd John Johnston shall be bound and obliged, likeas he by acceptation hereof binds & oblidges him his heirs and successors in case it shall please God that I shall happen to return to this country, or shall have heirs whither male or female lawfully begotten of my own body immediately after my return or after my said lawfull heirs begotten of my own body as said is shall appear, to repone and recess me in the right of the sd heretable bond soums of money therin.

Joseph Isbister

Contained & houses & yards built upon ye ground yrin & above specified qth disposition & assignation @ wrin I bind and oblidge me to warrand to ye sd John Johnston & his forsds from my own proper fact & deed done or to be done in prejudice hereof. Likeways I have herewith delivered to him an extract of the forsd heretable bond to be keeped & used by him and his foresds at their pleasure in case I shall happen to die abroad w^{t}out having heirs lawfully begotten of my own body as said is and for the more security I am content and consent to the registration hereof in the books of Councell and Session, or in any other lawfull Register within this Kingdom yt all execution necessary may pass hereupon in form as effeirs (?), and I constitute

My prors (?) etc:

In witness whereof I have subscribed this presents, which consists of this and the three preceeding pages, written on stampt paper, by John Dickson, school-master in Stromness, the second day of October one thousand seven hundred and thirty four years, before these witnesses William Gear cordener in Stromness and the said John Dickson writer hereof with Archibald Irving lawfull son to Edward Irving sailer in Stromness and William Gear lawfull son to the sd William Gear above designed

Joseph Isbister

William Gear witness

Will Gear witness
John Dickson witness
Arch Irving witness

Footnote, probably by Alfred W Johnston
Deposition by Joseph Isbister of piece waste ground wadsett by Helen Manson & Geo Dallas to Adam Isbister & decd Eliz Johnston his father & mother
John Johnston mercht Stromness his uncle after decease of his father Adam

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