

DOCUMENT 4a

Fairfax. With his arrival, Lord Fairfax became the first owner of the individual land Proprietary, in existence since 1649, to enter the domain.

The king's counselors had ordered a survey of the debatable lands between the Rappahannock and Rapidan and westward, and in 1736 and 1737 two teams, one appointed by Lt. Gov. William Gooch, the other by Lord Fairfax, surveyed the rivers. Of the six commissioners five had vested interests. On the governor's team, John Grymes and John Robinson had extensive holdings south of the Rapidan and Robinson's Rivers. On Fairfax's team were William Fairfax, William Beverley, holder of land north of the Rapidan, and Charles Carter, owner of thousands of acres in present Fauquier, and anxious to move across the Rappahannock.

DOCUMENT 4b

1,000 pounds of tobacco. There were the usual provisions, except the lessors were also party to the three-lives' lease.⁶

Among other financially and pecuniary-minded renters was Charles Carter, of Cleve, King George County, who in 1741 leased 150 acres of his "Mount Pone" tract to William, William, Jr., and Robert Johnson for 530 pounds of tobacco:

Johnson agrees to pay quit rents, to build one dwelling house twenty feet long and sixteen feet wide with an inside chimney and one tobacco house thirty feet long and twenty feet wide after the manner of Virginia buildings, to plant an orchard of 100 apple trees and the like number of peach trees, to dispose of no timber otherwise than for the use of the tenement nor to work above two servants or slaves on the tenement. If Johnson for two years fails in the payment of rent, it shall be lawful for Charles Carter to reenter.

Susannah Farmer also had tenant James Williams pay quit rents for seventy-five acres in "Gourd Vine fork." He paid a quit rent of one shilling, sixpence, and a rent to Farmer of one pound, five shillings. Her terms: "William agrees to build a 16 x 12 foot

months, the remainder in a year. One *Gazette* ad of note featured Charles Carter's 4,000 acres "known by the name of the Mount Pony tract, a great part of which is choice low grounds, and the remainder very rich and level, with great plenty of timber, and a fine stream of water running through it. The quality and convenience of situation attending this tract are so well known that it is unnecessary to be particular." Would-be buyers were to see French Strother, who lived on the tract, or Col. Thomas Slaughter at Norman's Ford. Carter stated that if he couldn't sell Mount Pony in one piece, he'd subdivide. Four months later, at Frederick Zimmerman's Stevensburg tavern, lots of 100 acres or so were on the auction block.²⁶

Such lots were responsible for Culpeper's rapid growth. In 1750 the county had 5,078 persons, 3,508 white, 1,570 black; slaves made up 30.9 percent of the total population. During the next five years the county's growth rate was 30.6 percent: 7,312 persons, 4,884 whites, 1,570 blacks; slaves made up 33.2 percent of the total population. From 1755 to 1773, Culpeper's population grew 69.7 percent, the largest gain in the Virginia Piedmont. By comparison, Orange's growth during those years was 26.1 percent.²⁷