

BCA. D/EPB/T4/1-23

Lease of 1615

Articles of Agreement dated 24/2/1615

Between Thomas Pearce of Idstone, Parish of Ashbury, Berks, Yeoman, of the one part and John Pleydell of Shrivenham, Gent, on the other part.

First the said Thomas Pearce for himself his executors admins and assigns doth covenant promise and grant to and with the said John Pleydell by these presents, that Anne Pearce eldest daughter of Thomas Pearce now living within the age of one and twenty years and unmarried shall at the reasonable request and at the cost and charges in the law of the said John Pleydell or his heirs within 40 days next after she shall accomplish her full age of one and twenty years together with her husband (if she shall then be married) well and sufficiently convey and assure unto the said John Pleydell and his heirs or to such other person and their heirs shall nominate and appoint for that purpose. All that Messuage or Tenement and one yard land with the appurtenances in Shrivenham called Popes. And also all that Messuage or Tenement and half a yard land with the appurtenances in Shrivenham called Welch nuttrees, together with all arable land, meadow, feeding pasture etc ... (usual list of everything) to the same two messuages or tenements and one yard land and a half to any of them belonging and being in the tenure or occupation of Thomas Pearce. And also all the estate, right, title interest and inheritance of her the said Anne of and in the same premises and every part thereof.

Also the said Thomas Pearce shall agree that if Anne dies before the lease period is over then her next heir who should be of 21 years of age, can take it over.

In consideration whereof the said John Pleydell grants to Thomas Pearce that he will within 40 days next after Anne shall be enabled thereto by the law, lawfully and reasonable require the said Anne to convey and assure the said premises to John, and that within 40 days next after the perfecting and finishing of the same conveyance and assurance, John shall and will, well and truly satisfy content and pay unto the said Thomas Pearce, at or in the now dwelling house of Thomas in

Idstone the full and entire sum of £120 together with the full loan and interest of the same after the rate of 8 in the hundred to be reckoned from the date of the date hereof unto the time that the assurance and conveyance shall received by John