

This Indenture

made the twenty ^{eighth} day of May in the forty first year of the reign of our Sovereign Lord George the Third by the Grace of God of Great Britain King and Ireland King Defender of the Faith and in the year of our Lord One thousand seven hundred and one Between James Pedder of Reading in the Isle of Wight in the County of Southampton Esquire Merchant of the one part and Richard Bassett and Robert Clarke of Newport in the said Isle of Wight Bankers and Copartners of the other part Whereas by Indenture bearing date the first day of October in the year of our Lord One thousand seven hundred and ninety five and made between James Compton then of the said Town of Reading spinster of the one part and Charles Green then of the said Town of Reading afterwards husbandman of the other part it is witnessed that the said James Compton in consideration of the sum of Twelve pounds of lawful money of Great Britain to her paid by the said Charles Green did demise grant and to farm let unto the said Charles Green **All That** messuage or tenement with a Garden and Backside thereto belonging containing by estimation eight Aungs of Ground (be it more or less) situate lying and being in the Town of Reading aforesaid and bounded with the Kings Highway on the South and East parts thereof the Land of Edward Richards Esquire on the North part thereof and with the Land then of Elizabeth Christchurch spinster on the East part thereof and with then lately in the same or Occupation of John Compton but were then in the same and Occupation of the said Charles Green his Assignee or Assigns Together with all deeds Evidence and writings whatsoever relating to the said demised premises or any part or parts thereof and also all and singular ways paths easements washes watercourses Wood Underwoods Timber and Trees and the Ground and Soil thereof Royalties Rights privileges Advantages and Appurtenances whatsoever to the said messuage or tenement belonging or in anywise appertaining To hold the same unto the said Charles Green his Executors Administrators and Assigns from the day of the date thereof for by and during the full Term of Nine hundred ninety and nine years from thence next ensuing and fully to be complete and ended On and under the yearly of a pepper corn payable as therein is mentioned And Whereas the said messuage or tenement Garden and premises comprized in and demised by the said Richard Bassett in part recited Indenture of Lease with their Appurtenances afterwards by divers means Assignments and other deeds and Acts in Law and particularly under and by virtue of an Indenture of Assignment bearing date on or about the first day of February in the year of our Lord One thousand eight hundred and made between William Silverlock then of Newport aforesaid Cabinet Maker only Executor and a Devisor and Legatee named in the last will and Testament of Nicholas Brown then late of Newport aforesaid Deceased of the one part and the said James Pedder of the other part became well and effectually vested in the said James Pedder for the residue of the said Term of nine hundred ninety and nine years And Whereas the said James Pedder having occasion for the sum of two hundred pounds late applied to and requested the said Richard Bassett and Robert Clarke to advance and lend him the same to wit the said Richard Bassett and Robert Clarke have consented and agreed to do upon having the repayment thereof with interest secured by an Assignment of the said messuage or tenement Garden and premises in manner hereinafter mentioned Now this Indenture Witnesseth that in consideration of the sum of Two hundred pounds of lawful money of Great Britain by the said Richard Bassett and Robert Clarke to the said James Pedder in hand paid at or before the sealing and delivery of these presents the receipt whereof to the said James Pedder doth hereby acknowledge and thereto and of and from every debt acquit — release and discharge the said Richard Bassett and Robert Clarke their heirs as Executors Administrators and Assigns and every of them for ever by these presents do the said James Pedder hath granted bargained sold Assigned transferred and set over and by these presents doth hereant bargain sell assign transfer and set over unto the said Richard Bassett and Robert Clarke their Executors Administrators and Assigns **All That** the said messuage or tenement with the Garden and Backside thereto belonging containing by estimation eight Aungs of Ground situate in the Town of Reading aforesaid and all erections and Buildings thereon erected and built and all and singular other the premises comprized in and demised by the said Richard Bassett in part recited Indenture of Lease with their and every of their Appurtenances and all the Estate Right Title Interest Term and Term of years yet to come and unexpired property claim and demand whatsoever both at Law and in equity of him the said James Pedder of into or out of the same premises and every or any part or parts thereof **To have and to hold** the said messuage or tenement Garden Backside and all and singular other the premises thereinbefore mentioned and intended to be thereby assigned and every part thereof with their Appurtenances unto the said Richard Bassett and Robert Clarke their Executors Administrators and Assigns their heirs and assigns during all the said Term and remainder of the said Term of nine hundred ninety and nine years now to come and unexpired subject nevertheless to the payment of the Rent and to the observance of the covenants therein contained and subject also to the proviso or Agreement thereinbefore contained for the redemption of the premises (that is to say) **Provided** always and it is hereby declared and agreed by and between the parties to these presents And the said Richard Bassett and Robert Clarke do hereby for themselves respectively and for their respective heirs Executors and Administrators covenant promise and agree with and to the said James Pedder his Executors Administrators and Assigns that if the said James Pedder his Executors Administrators and Assigns or any or either of them do and shall well and truly pay or cause to be paid unto the said Richard Bassett and Robert Clarke their Executors Administrators or Assigns the full and just sum of two hundred pounds of lawful money of Great Britain on or before the ^{eight} day of November next ensuing the date thereof together with all interest for the same from thenceforth till payment thereof after the rate of five pounds per centum per annum without any deduction or abatement whatsoever from or out of the said principal sum of two hundred pounds or the interest thereof or any part thereof for or on account of any Taxes Charges or Assessments whatsoever either already imposed or hereafter to be imposed on the said premises or any part thereof or on the said principal sum of two hundred pounds or the interest thereof or any part thereof or on the said Richard Bassett and Robert Clarke in respect thereof by Authority of Parliament or otherwise whatsoever (being the same principal sum and interest as are in part secured by the bond of the said James Pedder bearing even date herewith) then and in surcease from and immediately after such payment shall be so made as aforesaid This Indenture and every Clause Matter and Thing herein contained shall cease determine and become absolutely void to all intents and purposes whatsoever any thing therein contained to the contrary notwithstanding And the said James Pedder for himself his heirs Executors Administrators and Assigns and for every of them doth covenant promise and agree with and to the said Richard Bassett and Robert Clarke their Executors Administrators and Assigns by these presents that the said James Pedder his heirs Executors Administrators and Assigns or some or one of them shall and will well and truly pay or cause to be paid unto the said Richard Bassett and Robert Clarke their Executors Administrators or Assigns the said principal sum of two hundred pounds of lawful money of Great Britain together with interest for the same after the rate on or at the days or times and in the manner hereinbefore mentioned and appointed for payment thereof respectively according to the true intent and meaning of these presents And further that it shall and may be lawful Richard Bassett and Robert Clarke their Executors Administrators and Assigns from time to time and at all times after default shall happen to be made of or in payment of the said principal sum of two hundred pounds or the interest thereof or any part thereof contrary to the true intent and meaning of these presents peaceably and quietly to enter into have hold and enjoy the said messuage or tenement Garden and premises thereinbefore expressed to be thereby assigned with the Appurtenances and to take the Rents Issues and profits thereof to and for their own use for and during all the residue thereof shall be then to come and unexpired of the said Term of nine hundred ninety and nine years in and by the said recited Indenture of Lease granted without any set suit or interruption of or by him the said James Pedder his Executors Administrators or Assigns or any other person or persons whatsoever and that he and they and they and they acquit released and discharged or otherwise by the said James Pedder his heirs Executors and Administrators well and sufficiently saved harmless and acquitted and against all former and other Gifts Grants Mortgages Assignments Estates Titles Charges and Incumbrances whatsoever And further that the said James Pedder his Executors Administrators and Assigns and all and every other person or persons having or lawfully claiming or to claim or may lawfully claim any estate Right or Interest whatsoever in to or out of the said messuage or tenement Garden and premises thereinbefore expressed and intended to be so thereby assigned or any part thereof shall and will from time to time and at all times from and after default shall happen to be made of or in payment of the said principal sum of two hundred pounds or the interest thereof respectively contrary to the true intent and meaning of these presents upon every reasonable request and at the proper Costs and Charges in the Law of the said Richard Bassett and Robert Clarke their Executors Administrators or Assigns make good execute or cause to be made done and executed all and further Acts Assignments and Assurances in the Law for the better and more effectually assigning and assuring the said messuage or tenement Garden and premises thereinbefore expressed and intended to be thereby assigned with their Appurtenances unto the said Richard Bassett and Robert Clarke their Executors Administrators and Assigns for and during all the residue thereof shall be then to come and unexpired of the said Term of nine hundred ninety and nine years in and by the said recited Indenture of Lease granted free and absolutely discharged from the aforesaid proviso for redemption of the said premises and all equity thereupon as by the said Richard Bassett and Robert Clarke their Executors Administrators and Assigns or their heirs or either of their Counsel in the Law shall be reasonably advised or advised and required in writing to the effect that the said parties have covenanted set their hands and seals the said day and year first above written.

James Pedder