

{endorsed} **A deed of Bargain & Sale from Thomas Welsh 10 Eliz to Richard Garth of last lease from the Abbot of Westminster of the manor of Mordon**

No 5 5 May 10 Elizth An Indenture Mordon {too worn to read}

This Indenture made the fyveth daie of May in the Tenth yere of the Raigne of our Sovereigne Ladie Elizabeth by the grace of god Quene of England Fraunce and Ireland defender of the faith etc. **Betwene** Thomas Welshe sonne of John Welshe late of Sutton in the Countie of Surrey yoman deceased of th'one p^{artie} And Richard Garthe of London Esquier of th'other p^{artie} **Whereas** one {blank} late Abbott of the late monastery of Sainte Peter of Westm' and the Pryor and Covent of the same place by their Indenture of lease sealed with their Chapiter or common seale bearinge date in the Chapiter house there the twelveth daie of June in the yere of our Lorde god A Thousand fyve hundreth and Eleven and in the Thirde yere of the Raigne of our late soveraigne Lorde of most famous memory kinge henry th'eighte Demysed graunted and to ferme did lett unto one William Porter late of London gentilman deceased and sometyme Clerk of the Crowne of the Chauncery The Mannor of Morden with th'app^{er}tenances in the Countie of Surrey and all and singuler landes and Ten^{amen}tes pastures meades woodes Rentes and services to the same belonginge or app^{er}teyninge, and all the veiw [sic] of Franckpleage or leetes there Together with Courte barrons p^{er}quesites and proffyttes of the same wth the goodes of Fellons Fugitives and of p^{er}sones condempnd and outlawed and of Felons of them selves {ie suicides} as often as they shall happen And also the p^{ar}sonage of Mordon aforesaid and all and sing^uler Landes Rentes pastures and woodes to the said p^{ar}sonage belonginge wth all and singuler Tythes oblacions and all other p^{ro}ffyttes and Rightes to the same p^{ar}sonage belonginge or app^{er}teyninge Th'advouson gyft and p^{re}sentacon of the vicaradge of Mordon onlie excepted and res^{er}ved to the said Abbott Pryor and Covent **To have and holde** the said mannor and p^{ar}sonage of Morden and all other the p^{re}mises wth th'app^{er}tan^{ances} to the said William Porter and his assignes from the Feast of St Mychell Th'archaungell then nexte ensuinge the date of the said Indenture of lease unto th'ende and terme of Threescore yeres then next followinge and fullie to be ended **Paying** therefore yerelie duringe the said terme to the said Abbott Pryor and Covent and their Successo^rs Tenne poundes of good and lafull money of England at the Feastes of Easter and St Mychell Th'archaungell by even porc^{ions} As by the same Indenture of lease amonge dyvers other Coven^{antes} grauntes articles and agreementes therein conteyned more at large it dothe and maie appeare The w^{ch} said Indenture of lease and all th'interest and terme of yeres w^{ch} the said William Porter then hadd to come The same William did gyve will and bequethe by his last will and Testament made and declared in wrytinge unto Anthoney Porter his sonne w^{ch} said Anthoney graunted and assigned over his estate interest and terme of yeres of and in the said mannor and Parsonage and other p^{re}mises unto the said John Welshe Father of the said Thomas And after that the same John gave willed and bequethed his estate interest and terme of yeres in the same unto the said Thomas his sonne by his last w^{ill} will and Testament declared in wrytinge As by the same Testaments and last willes and dyvers other assignementes and conveyances thereof made more at Large it dothe and maie appeare The Rev^{er}c^{ion} of all and singuler the said manno^r and p^{ar}sonage and all other the p^{re}mises to the said Richard Garthe and his heires is nowe by good tyle belonginge and apperteyninge **Witnesseth** that the same Thomas for and in considerac^{ion} of the some of Threescore and three poundes Syx shillinges and eighte pence of lafull money of Englande to hym before the ensealinge and delyvery of theies p^{re}sentes by the said Richard well and trulie contented and paid whereof and wherewth he acknowledgeth and confesseth hym self to be fullie satisfied contented and paid And thereof ^{& of every parte and parcell thereof} dothe fullie and clerelie acquitt and discharge the same Richarde his executo^rs admiⁿⁱstratores and assignes and ev^{er}y of them forever by theies p^{re}sentes The said Thomas beinge in full and absolute possession of all the p^{re}mises hath bargayned solde gyven graunted assigned and surrendred and by theies p^{re}sentes dothe fullie and clerelie bargayne sell gyve graunte assigne and surrender unto the afore said Richard Garthe his executo^rs admiⁿⁱstrato^rs and assignes All the estate righte tyle use clayme demaunde possession interest and

terme of yeres to come w^{ch} he the said Thomas Welshe nowe hathe maie shall or oughte to have or at any tyme hereafter maie have challenge or clayme to have or make of and in the aforesaid mannor of Mordon Parsonage Landes ten^{ementes} and other the p^{remises} with th^{appertenances} whatsoever (except before excepted) by vertue of the said originall Indenture of lease from the said Abbott and Covent of St Peter of Westm^r or any other conveyance or assignement or otherwise **To have and to holde** all and singuler the said mannor and Parsonage and all other the p^{remises} with th^{appertenances} whatsoever (except before excepted) unto the said Richard Garthe his executo^s and assignes form [sic] the daie of the date of theies p^{resents} for by and duringe all suche interest and terme of yeres as he the said Thomas Welshe hathe or hereafter shall or maie have clayme or make of and in the same by force of the said originall Indenture of lease or otherwise untill the full expirac^{ion} and ende of the terme of yeres therein comprised **And the said** Thomas Welshe dothe Coven^{ante} and graunte for hym his executo^s and admi^{nistrato}r's to and wth the said Richard Garthe his executo^s and admi^{nistrato}r's and assignes by theies p^{resents} In manner and forme followinge (That is to saie) That he the said Thomas Welshe the daie of the date hereof is the very true sole and p^{erfett} owner of the aforesaid Indenture of Lease and farme of the p^{remises} and of the whole terme of yeres unexpired menc^{ioned} in the said Indenture in his owne righte And that he hathe full poure and authoritie in his owne righte to bargayne sell gyve graunte assigne surrender and assure the same unto the said Richard Garthe his executo^s and assignes for by and duringe all the tyme and terme of yeres thereof yet to come in suche sorte manner and fourme as in theies Indentures it is exp^{ressed} and declared And also that he the said Thomas his executo^s and admi^{nistrato}r's shall from tyme to tyme and at all tymes hereafter acquite discharge and save harmeles as well the said Richard Garthe his executo^s and admi^{nistrato}r's and assignes As also all and singuler the p^{remises} in and by the said originall Lease demised and graunted wth all and every their appurtenances whatsoever of and from all and almaner of former bargaynes sales estates gyftes grauntes assignementes leases Rentes arrerages of Rentes surrenders forfeitures cause and causes of surrender or forfeiture and of and from all and almaner of other charges troubles encumbrances and demaundes whatsoever hadd made suffered or donne by the said Thomas Welshe or any other whose estate he hathe of and in the same p^{remises} The yerelie Rente Reserved in and by the said Originall Indenture of lease and the Covenantes grauntes articles and agreamentes therein conteyned on the Lessees p^{arte} from hensforth to be p^{erformed} fulfilled and kepte alwaies excepted and forprised **And further** the said Thomas Welshe covenanteth and graunteth by theies p^{resents} for hym his executo^s and Admi^{nistrato}r's to and with the said Richard Garthe his executo^s admi^{nistrato}r's and assignes That he the said Thomas Welshe his executo^s or admi^{nistrato}r's shall and will before the 24th Daie of June nowe next ensuinge the date hereof Delyver or cause to be delyvered safe whole uncanceled and undefaced unto the said Richard Garthe his executo^s or assignes at or w^{thin} the nowe dwellinge house of the said Richard Garthe scituate and beinge in Chauncery Lane nere Fletestrete of London the Indenture of Lease before recyted made and graunted by the said Abbott and Covent as is aforesaid and sealed wth their Chapter or comon seale & all other writings & mynymentes concernyng the premysses **And the said** Richard Garthe Covenanteth and graunteth for hym his executors and administrators to and with the said Thomas Welshe his executo^s admi^{nistrato}r's and assignes by theies p^{resents} That he the said Richard Garthe his executo^s and assignes and ev^{ery} of them shall and will p^{ermytt} and suffer Elizabeth Welshe wydowe mother ^{in lawe} to the said Thomas and her assignes peaceably and quietlie to have and enjoye certen closes of pasture arrable land and roughe ground p^{arcell} of the p^{remises} conteynyng by estimac^{ion} Fyftie acres ^{or thereabouts} called Gyldon hill lyinge in Mordon aforesaid nowe in the holdinge of the said Elizabeth or her assignes ^{All okes elmes & asshe in & upon the same closes & the toppinge & loppinge of the same onely excepted} from the date hereof untill the Feast of Sainte Mychell Th^{archaungell} whiche shalbe in the yere of our Lorde god A Thousand fyve hundreth Threescore and Eleaven, shee the same Elizabeth and her assignes payinge therefore yerelie duringe the said terme unto the said Richard Garth his executo^s and assignes Twentie syx shillinges and eight pence of lauffull money of Englande at the Feastes of Sainte Mychell Th^{archaungell} and Easter by even porc^{ions} or at any

tyme after wthin the space of Twentie and one Daies next ensuinge any of the same Feastes **And the said** Thomas Welshe dothe Coven^ante and graunte for hym his executo^rs and admiⁿistrato^rs to and with the said ~~said~~ Richard Garth his executo^rs admiⁿistrato^rs and assignes by theies p^resente^s that shee the said Elizabeth and her assignes shall and will yerelie paie duringe the said terme unto the said Richard Garthe and his heires the said yerelie Rente of Twentie syx shillings and eighte pence in manner and forme aforesaid wthoute fraude or coven. **In Witnes whereof** the p^ar^ties first above named to theies p^resente Indentures enterchaungeably have put their Seales ^{yevon}The Daie and yere first above wrytten

By me Thomas Welshe

Sealed, subscribed and delyvered in the presence of me Emanuel Maunsell servaunt of Bartholomew Brokesby Scr[ibe/scrivener] Roger Michell

*Memoran^dum that these wordes following viz & of ev^ery p^arte and p^arcell thereof betwene the 20^[th] & 21^[st] lyne and these wordes & all other writings & mynymentes conc^ernyng the p^remysse^s betwene 42^[nd] & 43^[rd] lyne & these wordes in lawe betwene the 44^[th] & 45^[th] lyne and these wordes or thereaboutes betwene the 45^[th] & 46^[th] lyne & also the wordes All okes elmes & asshe in & uppon the same closes & the toppinge & loppinge of the same onely excepted betwene the said 46^[th] & 47^[th] lyne were enterlyned before th^e ensealing & delyv^ery of these p^resente^s
T Welshe Emanuell Maunsell wytnes*