

m.1

Bentleys in Cheam and Hyllys in Banstead and Ewell

This indenture made the second day of December in the 23rd yere of the reigne of our sovereigne lord kyng Henry the VIIIth [1531] betwene Thomas Fromond, John Playstowe and William Playstowe on that one part and William Marchall of Cheam [*Cheyham*] in the countie of Surrey and Elizabeth his wif, late the wyf of Thomas Puplet late of Cheam aforeseid, on that other part, Witnessith that where the seid Thomas Fromond and John Playstowe late were seased in their demesne as of fee of and in one mesuage, one cottage and one hundred and fourty acres of land with th'appurtenances called Bentleys in Cheam aforeseid to th'use of the seid Thomas Puplet and of his heires and to th'entent thereof to performe his last will, and where also the seid Thomas Fromond, John Playstowe and William Playstowe were in like maner seased in their demesne as of fee of and in one mesuage and 43 acres of land with th'appurtenances called Hyllys in Banstead [*Bansted*] and Ewell in the seid countie to th'use of the seid Thomas Puplet and of his heires and to th'entent thereof to performe his last will, and they so being thereof seased the seid Thomas Puplet in the 5th day of July in the yere of our God 1522 [*mdxxii*] made and declared of the seid mesuages, landes and tenementes among other his last will and by the same among other willed and assigned that there should be paid yerely out of his mesuages and landes in Cheam aforeseid twelve penyes to th'use of the reparacions and other necessaryes of the churche of Cheam aforeseid for ever, and further willed that the seid Elizabeth then his wyf should have all the seid mesuages, landes and tenementes for terme of her lyf, and the seid Thomas Puplet further willed that after the decese of the seid Elizabeth that the seid mesuages, landes and tenementes shuld remayn to Roger Assheley,¹ brother of the seid Elizabeth, for terme of his lyf, and the seid Thomas Puplet also willed that after the decese of the seid Roger that the seid mesuages, landes and tenementes shuld be sold by his seid feoffees thereof, and with the money comyng or to be receyved of the seid mesuages, landes and tenementes the same feoffees to fynd a pryest to sing for the seid Thomas Puplet and his frendes as by the seid last will in the 20th of July in the yere of our lord God 1522 [*xv'xxij*] exhbyted before master Thomas Myllyngs clerk then Deane of Croydon and before the same Deane lawfully approved more playnlie apperith. And forasmuche as the seid Roger before the making of this present Indenture is ded, the seid Thomas Fromond, John Playstowe and William Playstowe, at the especiall request and desire of the seid William Marchall and Elizabeth and in consideracon that the soules of the seid Thomas Puplet and his frendes shuld be the souner prayd for by a pryest to syng and say devyne servyce accordyng to the true entent and meanyng of the seid Thomas Puplet, have bargayned and sold and be this presentes for the some of fourtie poundes of lawfull money of England in forme under written paid and to be paid, bargayn and sell unto the seid William Marchall husbond to the seid Elizabeth the remaynder, revercon and^{the} use of all the seid mesuages, landes and tenementes whensoever it shall happen to fall or com after the decese of the seid Elizabeth, which Elizabeth in the day of makyng of this present Indenture is of the age of 26 yeres or theruppon, the same remaynder, revercon and use of the seid mesuages, landes and tenementes with th'appurtenances, Immedyatly after and from the decese of the seid Elizabeth to be had unto the seid William Marchall and to the heires of the bodyes of the same William Marchall and Elizabeth betwene them lawfully begottyn. And for default or lak of suche issue betwene the same William Marchall and Elizabeth lawfully begottyn, the seid mesuages, landes and tenementes with th'appurtenances in Cheam aforeseid after the decese of the seid Elizabeth to remayn to the seid William Marchall and to his heires for ever. And the remaynder, revercon and use of the seid mesuages, landes and tenementes called Hyllys in Banstead and Ewell aforeseid Immedyatly from and after the decese of the seid William Marchall and Elizabeth, if it happen the same William Marchall and Elizabeth to dye without heires of their bodyes betwene them lawfully begottyn shall remayn to the seid Thomas Fromond and Elizabeth his wyf and to the heires of their bodyes betwene them lawfully comyng, and for default or lak of suche issue of the bodyes of the same Thomas Fromond and Elizabeth his wyf lawfully comyng, the seid mesuages, landes and tenementes called Hyllys in Ewell and Banstead aforeseid and the use thereof shall remayn to the next and right heires of the aforeseid Thomas Fromond for ever. And the seid Thomas Fromond, John Playstowe and William Playstowe by this presentes also bargayne and sell unto the seid William Marchall and Elizabeth his wyf all

¹ A Roger Assheley and Anne his wife were admitted to a messuage and adjoining garden in Cheam in May 1490, by surrender of Thomas Compton and his wife Margaret, widow of John Playstowe (see ERO D/DP T 348 m.3). The next entry in that collection is a surrender by William Marsshall in 1549. Perhaps Roger and Anne were Elizabeth's and Roger's parents.

suche evydences, dedes, writynges and mynumentes which they have or any of them hath or lawfully may have concernyng the seid mesuages, landes, tenementes and other the premysses with th'appurtenances, which evydences, dedes, writynges and mynumentes the seid Thomas Fromond, John Playstowe and William Playstowe covenant and graunt to delyver or cause to be delyvered unto the seid William Marchall and Elizabeth or to one of them a'thissyde the feast of seynt Mighell th'archanngil next comyng after the date of this presentes. For all which bargayne, sale, covenantes and grauntes on the part of the seid Thomas Fromond, John and William Playstowe as is abovesaid made [deletion] to be observed and kept, the seid William Marchall in the day of the ensealyng of this Indenture hath paid unto the seid Thomas Fromond, John and William Playstowe tenne poundes of lawfull money of England, parcel and in partys of payment of the seid fourtie poundes, which seid tenne poundes the seid Thomas Fromond, John and William Playstowe by this presentes knowlich them silfes to have receyved of the seid William Marchall and thereof acqyute and discharge the seid William Marchall, his heires and executors by this presentes. And the seid William Marchall covenantith and grauntith to pay or cause to be payd to the seid Thomas Fromond, John and William Playstowe, their heires, executors or assignes or to one of them in the parisshe church of Cheam the seid thrytty poundes residue of the seid fourtie poundes in maner and forme followyng, that is to say in the day of the Natyvytie of Seynt John baptist next comyng after the date of this presentes betwene the houres of 9 and 11 before none of the same day fyve poundes, and in the day of Seynt Mighell th'archanngill next ensuyng betwene the seid houres of the same day fyve poundes, and in the day of the Natyvytie of Seynt John baptist which shalbe in the yere from the Incarnacon of our lord Jesus Crist 1533 betwene the seid houres of the same day fyve poundes, and in the day of Seynt Mighell th'archanngill then next followyng betwene the seid houres of the same day fyve poundes, and in the day of the Natyvytie of Seynt John baptist which shalbe in the yere from the Incarnacon of our lord Jesus Crist 1534 betwene the foreseid houres of the same day fyve poundes, and in the day of Seynt Mighell th'archanngill then next followyng betwene the before especyfyed houres of the same day fyve poundes residue of the seid thrytty poundes and in full payment of the seid fourtie poundes. In witnes of all which premysses as wele the seid Thomas Fromond, John Playstowe and William Playstowe as the seid William Marchall and Elizabeth his wyf to this indenture their seales entchaungeably have sett, dated the seid second day of December in the seid 23rd yere of the reigne of our seid sovereigne lord kyng Henry the VIIIth.

m.1v

Witnes of the state takyn:

Thomas Fromondes, Thomas Lusher[?], William Carpynter, Randall Goldmyth, Thomas Rogere, John Plestowe, Wylliam Plesthaw, Wylliam Steven, Richard Gaven[?], Roberd Baderll[?], Edmund Bedell, Robard Dutt'n[?]

Ro Marshals

m.2

Bentleys in Cheam and Hyllys in Banstead and Ewell

Know present and future that we Thomas Fromondes, John Playstowe and William Playstowe, according to the universal[?] form and essence of the last will of Thomas Puplet late of Cheam [*Cheyham*] in the county of Surrey, and in fulfilment both of the same will and of a certain agreement and bargain in a certain indenture made the second day of December last before the date of these presents aforementioned between us, the aforesaid Thomas Fromondes, John Playstowe and William Playstowe on the one part and William Marchall and Elizabeth his wife on the other part, have ... demised and delivered, and by this our present charter have confirmed to the aforesaid Elizabeth, wife of the aforesaid William Marchall, late wife of the aforesaid Thomas Puplet, one messuage, one cottage, one hundred and forty acres land with appurtenances called Bentleys situate, lying and being in Cheam aforesaid ^{by Cuddington [*Codyngton*]} in the aforesaid county of Surrey, and also one messuage and forty-three acres land with appurtenances called Hyllys situate, lying and being in Banstead and Ewell in the aforesaid county of Surrey as the metes and bounds thereof are known, the which one messuage, one cottage, one hundred and forty acres land with appurtenances called Bentleys situate, lying and being in Cheam aforesaid ^{by Cuddington} aforesaid we the aforesaid Thomas Fromondes and John Playstowe lately had in common for ourselves, our heirs and assigns by gift and feoffment of the aforesaid Thomas Puplet to the use of the same Thomas Puplet, his heirs and assigns, and to the intent thereby to perform the last will of the same Thomas. And the which messuage and forty-three acres land with appurtenances called Hyllys in Banstead and Ewell aforesaid, we the aforesaid Thomas Fromondes, John Playstowe and William Playstowe lately had in common for ourselves, our heirs and assigns by gift and feoffment of the aforesaid Thomas Puplet to the use of the same Thomas Puplet, his heirs and assigns, and to the intent thereby to perform the last will of the same Thomas Puplet; to have and to hold the aforesaid two messuages, one cottage and lands aforesaid with appurtenances to the aforementioned Elizabeth and her assigns for the whole term of the life of the same Elizabeth, and if the aforesaid William Marchall pays or causes to be paid or his heirs or assigns pay or cause to be paid to us the aforesaid Thomas Fromondes, John Playstowe and William Playstowe, our executors or assigns, according to the essence of the aforesaid Indenture made the aforesaid second day of December last before the date of these presents aforementioned in the parish church of Cheam aforesaid thirty pounds of legal money of England in the form following, namely on the day of the Nativity of St John Baptist next coming after the date of these presents between the hours of 9 and 11 before noon of the same day five pounds, and on Michaelmas day then next ensuing between the same hours of the same day five pounds, and on the day of the Nativity of St John Baptist which shall be in the year of our Lord 1533 between the same hours of the day expressed above five pounds, and on Michaelmas day then next following between the same hours of the afore-specified day five pounds, and in the day of the Nativity of John Baptist which shall be in the year of our Lord 1534 between the same hours of the same day five pounds, and on Michaelmas day then next following between the aforesaid hours of the same day five pounds. And immediately after the death of the same Elizabeth the aforesaid two messuages, one cottage and lands aforesaid with appurtenances shall remain to the aforesaid William Marchall and the heirs of the same William Marchall by the same William of the body of the aforesaid Elizabeth lawfully begotten, to hold of the chief lord of that fee by the services in respect thereof due and by law customary. And if it should happen that the aforesaid William Marchall die without heirs by the same William of the body of the aforesaid Elizabeth begotten, then immediately after the death of the aforesaid William Marchall and Elizabeth and the last one of them living, the aforesaid one messuage, one cottage and 140 acres land with appurtenances called Bentleys in Cheam ^{by Cuddington} aforesaid shall remain forever to the heirs and assigns of the aforesaid William Marchall. And if it should happen that the aforesaid William Marchall die without heirs by the same William of the body of the aforesaid Elizabeth begotten as aforesaid, then after the death of the aforesaid William Marchall and Elizabeth and the last one of them living, the aforesaid one messuage and 43 acres of land with appurtenances called Hyllys in Banstead and Ewell aforesaid shall remain forever to me the aforesaid Thomas Fromondes and Elizabeth my wife and the heirs ^{of the bodies} of us the aforesaid Thomas Fromondes and Elizabeth between us legitimately begotten. And if it should happen that we the aforesaid Thomas Fromondes and Elizabeth my wife die without heirs of our bodies between us legitimately begotten then, after the death of the aforesaid William Marchall and Elizabeth his wife and of us the aforesaid Thomas Fromondes and Elizabeth my wife, the aforesaid one messuage and land with appurtenances called Hyllys in Banstead and Ewell aforesaid shall remain forever to

the rightful heirs of me the aforesaid Thomas Fromondes, to hold of the chief lord of that fee by the services in respect thereof due and by law customary. And if there should be any default in any payment of the aforesaid thirty pounds [deletion] at the aforementioned place in part or in whole on any day, days or hours aforesaid on which as mentioned before they should be paid, then immediately after the death of the aforesaid Elizabeth wife of the aforesaid William Marchall the aforesaid two messuages, one cottage and lands with appurtenances in Cheam, ^{Cuddington,} Banstead and Ewell aforesaid shall revert to us the aforesaid Thomas Fromondes, John Playstowe and William Playstowe, our heirs and assigns, for the performance in respect of the last will of the aforesaid Thomas Puplet by the present tripartite indenture and seisin delivered of the aforesaid two messuages, one cottage and lands, in anything not withstanding. And we the above Thomas Fromondes, John Playstowe and William Playstowe have made, constituted, and put in our place our beloved in Christ Thomas Rogers of Sutton in the county aforesaid aforesaid [*sic*] as our true and legitimate attorney to enter into the aforesaid messuages, cottage and lands with appurtenances whenever to deliver on our behalf and in our names to the aforesaid Elizabeth wife of the aforesaid William Marchall full and peaceful possession and seisin of and in the aforesaid messuages, cottage and lands with appurtenances to have to the same Elizabeth and her assigns for the whole term of the life of the same Elizabeth, remainder thereof in all the form aforesaid with conditions by payment aforesaid according to the universal[?] form and essence of this our present tripartite indented charter. (Dated[?] and having total approval and whatever our aforesaid attorney does by these presents on our behalf and in our name in the premises.) In witness whereof both we the aforesaid Thomas Fromondes, John Playstowe and William Playstowe and the aforesaid William Marchall and Elizabeth his wife to each part of this tripartite indented charter have appended our seals. Dated 10 April 23 Henry VIII [1532].

m.2v

Also of hym att medsommer nextt ensuyng in the church of Cheam by the handes of me Thomas Fromondes,
John Plastow and William Plastow £5

Rec[eived] of hym att Michellmas nextt after by the hands of the sayd feoffees Thomas, John and William in the
seyd church of Cheam £5

Rec[eived] of hym at medsommer the 25th yere of the reyne of kyng Henry the VIIIth by the sayd feoffees
Thomas, John and William in the seyde church of Cheam £5

Rec[eived] of hym att Michellmas the seyde ^{yere} in the church of Cheam by the sayd Thomas, John and William
£5

Rec[eived] of hym at medsommer the 26th yere of the rene of kyng ^{Henry} the VIIIth in the church of Cheam by
me Thomas Fromondes, John Playstow and William Plastow £5

Rec[eived] of hym att Michellmas the seyde yere in the church of Cheam by the handes of Thomas Fromondes,
John Plastow and William £5

m.3

debt of 200 marks to Michael Whyte

Know all by these presents that we, John Fromondes of Carshalton [*Carssalton*] in the county of Surrey, gent, and Francis Fromondes of Carshalton in the county of Surrey aforesaid, gent, being obliged to Michael Whyte of Cheam in the county of Surrey, yeoman, in two hundred marks of good and legal money of England paid by the same Michael Whyte or his certain attorney or his executor, for which payment well and truly made we are obliged for and in the whole sum and each of us for himself, our heirs, executors and administrators, confirm by these presents sealed with our seals, dated 24 March 32 Elizabeth [1590], by grace of God queen of England, France and Ireland, defender of the faith, etc.

Signed, sealed and delivered in the presence of us Thomas Jones, Richard Gittins, Peter Smithe, his mark.

John Fromondes

Francis Fromondes

m.3v

Sale of messuage and 2 acres in West Cheam to Michael White

24.3.1590

The condicon of this obligacon ys such that where the within bounden John Fromondes and Francis Fromondes the daye of the makinge hereof have receavid and had of the within named Michael White the some of threescore poundes of lawfull money of England aforehand for the full and clear surrender, purchase, bargaine and sale as well of one messuage or tenement with all halles, chambers, romes, barnes, stalles, yardes, backsydes, gardens, orchardes, outhouses, commodities and appurtenances therunto belonging or heretofore occupyed, used, accepted, letten or taken as any parte, parcell or member thereof to the same messuage or tenement or any the sayd premises therto or any parte thereof, eyther freeholde or copyhold, scytuate, lyinge and beinge in West Cheame aforesayd, now in the occupacon of Reynold Saunder of Cheame in the sayd countie of Surrey, chaundler, as also one close of arrable land in West Cheame aforesayd, lyinge and beinge of th'east syde of the sayd house, conteynge by estymacon two acres be yt more or lesse, with th'appurtenances to the sayd tenement in th'occupacon of the sayd Reynold Saunder belonginge and which he now therewith occupyeth and holdeth, lyinge in Cheame aforesayd, be the sayd tenement and landes or any parcell thereof eyther freehold or copyhold, of the whiche sayd some of threescore poundes the said John Fromondes and Francis Fromondes and eyther of them do acknowledge themselves fully satisfyed and payd. In consideracon whereof yf yt be therefore the sayd John Fromondes and Francis Fromondes or their heires at all tyme and tymes hereafter at and upon the reasonable request, costes and chardges in the law of the sayd Michael White, his heires or assignes, do make or cause to be made to the said Michael White, his heires and assignes, to th'only use and behoof of the same Michael White, his heires and assignes for ever, a good, suer, sufficiente, perfect, lawfull and indefesible estate and assurance in the law in fee simple, of and in the foresaid messuage or tenement and all other the premisses with all and singuler hereditaments and appurtenances to the same belonginge, be yt for so muche of the same premisses with th'appurtenances as shall be freehold by deed or deedes enrolled, fyne, feoffment, recovery or otherwyse, with warranty against the said John Fromondes and Francis Fromondes, their heires and assignes. And for so muche of the same premisses as shalbe copyholde, by[*sic*] yt by surrender or surrenders accordinge to the custom or customs of the mannor or mannors of whome the same copyhold premisses or any part thereof shall hold or be holden, with the like warranty as ys afore declared, as by the sayde Michael Whyte or his assignes or his or their learned counsell in the lawe shalbe advised, devised or required. And also yf the sayd messuage, landes and all other the premisses with th'appurtenances at the tyme of the sayd assurance so to be made in forme aforesayd be clerely dischargd of and from all and every former bargaines, sales, giftes, grauntes, tytles and other encumbrances committed or done by the sayd John Fromondes and Francis Fromondes, their heires and assignes, and all others – the severall rentes, services, customes and fynes, yf any suche happen to be, from henceforth to be come due to the chief lord or lordes of the fee or mannors of the same only except – that then this obligacon to be voyd and of none effect or ells yt to stand and abyde in full strength and vertue.

m.4

a cottage and ½ acre adjoining in West Cheam

To all faithful in Christ to whom this present charter shall come, Henry Fromondes and William Fromondes of Cheam [*Cheyhm*] in the county of Surrey, gentlemen, greetings in the Lord eternal. Know that we, the aforementioned Henry Fromondes and William Fromondes, for a certain suitable sum of money well and truly paid to us on the day and date aforesaid by Henry Parker, carpenter, of Epsom [*Ebsham*] in the county of Surrey aforesaid – in respect whereof we are fully satisfied and paid by the said Henry Parker, his heirs, executors and administrators, and each of them in respect thereof are quit forever by these presents – have given, granted, sold, bargained and enfeoffed, delivered, and by this our present charter have confirmed to the said Henry Parker: all that our cottage or tenement with all and singular the chambers, *sollars*, *atr'*, gardens, orchards, and other its appurtenances in any way to the same cottage or tenement belonging or pertaining, with a parcel of land adjoining the same cottage or tenement containing by estimation half an acre of land, more or less, with its appurtenances, situate, lying and being in West Cheam [*Cheyhm*] in the county of Surrey aforesaid, the queen's highway from Nonsuch [*Nonesuch*] to Croydon on the north, and the queen's highway from Banstead [*Bansted*] to Kingston [*Kingstone*] on the west, and now in the occupation of Averie May, to have, hold and enjoy the aforesaid cottage or tenement and parcel of land and the rest of the premises with all and singular their appurtenances to the aforementioned Henry Parker, his heirs and assigns, to the sole and proper use and behoof of the same Henry Parker, his heirs and assigns forever, of the chief lord of that fee by the service in respect thereof formerly due and by law customary. And we indeed the aforementioned Henry Fromondes and William Fromondes and our heirs the aforesaid cottage or tenement and parcel of land and other the premises previously granted with their appurtenances to the aforesaid Henry Parker his heirs and assigns, to the use and behoof abovesaid, shall warrant and defend forever by these presents against ourselves, our heirs and assigns and any other or others in our name making a legal claim in the premises or in any parcel thereof. In witness whereof we the aforementioned Henry Fromondes and William Fromondes have affixed our seals to this our present charter. Dated 7 February 33 Elizabeth [1591], by grace of God queen of England, France and Ireland, defender of the faith, etc.

by me Henry Fromondes; by me William Fromondes

m.4v[endorsed]:

Memo: that on 22 February the within-written year, peaceful possession and seisin of and in the cottage or tenement and parcel of land specified within, with appurtenances, by virtue of this charter *app'l lect* was taken by the within-named Henry Fromondes and William Fromondes in their proper persons, and afterwards similarly peaceful possession and seisin of and in the same cottage or tenement and parcel of land with appurtenances were delivered by the same Henry Fromondes and William Fromondes to the within-named Henry Parker, according to the tenor and effect of the same charter in the presence of: Michael Whyte, Wylliam Parker, Thomas Snellynge

Fromonds Sale of a Cottage 33 Eliz