



1927

Abstract of the Title
Of
THE GOVERNORS OF ST. THOMAS'S
HOSPITAL to the MANOR of PEWSEY
In the COUNTY of WILTS
Pennington & Son
64, Lincolns Inn Fields
WC2

21st October 1770 BY INDENTURE OF LEASE AND RELEASE of this date the latter made between Robert Baldwin of Paternoster Row London Bookseller of the first part Elizabeth Baldwin of the same place Widow and Administratrix of the Goods and Chattels Rights and Credits of Richard Baldwin Citizen and Stationer of London her late husband deceased of the 2nd part Joseph Champion of the City of New Sarum in the county of Wilts Esquire of the 3rd part and the Mayor and Commonalty and Citizens of the City of London Governors of the Possessions Revenues and Goods of the Hospitals of Edward the Sixth late King of England of Christ Bridewell and Saint Thomas the Apostle of the 4th part

RECITING that by Indentures of Lease and Release dated respectively the 20th and 21st October 1769 made between the Most Noble Hugh Duke and Earl of Northumberland of Warkworth Castle and the Most Noble Elizabeth Duchess of Northumberland Wife of the said Duke of the 1st part and the said Joseph Champion of the 2nd part and the said Richard Baldwin and the said Robert Baldwin of the 3rd part Reciting that by Indentures of Lease and Release dated respectively the 18th and 19th March 1756 made between the said Hugh Duke of Northumberland and Elizabeth Duchess of Northumberland by the then stile and title Hugh Earl of Northumberland and Elizabeth his Countess of the one part and Henry Hoare of London Esquire and Richard Hoare of the same place Esquire of the other part for the considerations therein mentioned the said Hugh Duke of Northumberland and Elizabeth his Duchess dis grant bargain sell alien release ratify and confirm unto the said Henry Hoare and Richard Hoare and their heirs (among other things) All those the Manors of Pewsey and Titcomb otherwise Tidcomb with Oxenwood with their rights members and appurtenances situate and being in the County of Wilts therein and thereafter particularly mentioned and described And also all the ffarm called Harding Ffarm with all messuages lands tenements and hereditaments whatsoever thereunto belonging To hold unto and to the use of the said Henry Hoare and Richard Hoare theirs heirs and assigns for ever Subject to the proviso or condition for the redemption of the same premises on payment by the said Duke and Duchess then Earl and Countess of Northumberland unto the said Henry Hoare and Richard Hoare their executors administrators or assigns of the sum of £22,000 with

interest at the times and in the manner therein mentioned and by the said Indenture of release of the 19th March 1756 the said Hugh then Duke of Northumberland and Elizabeth his Duchess did agree to levy a fine of all the said Manors or premises and that the same should accrue To the use of the said Henry Hoare and Richard Hoare their heirs and assigns for the better securing the said principal money and interest thereof and after payment To the use of each person or persons and for such estate and estates as the said Hugh then Duke of Northumberland and Elizabeth the Duchess of Northumberland should at any time during their joint lives by any Deed or writing to be by them executed in the presence of 3 or more credible witnesses limit and Appoint and in default of such appointment To the use and behoof of the said Elizabeth then Countess afterwards Duchess of Northumberland her heirs and assigns for ever which said fine was accordingly levied in Hilary Term in the 29th year of the Reign of his late Majesty King George the Second And further Reciting that by Articles of Agreement bearing date the 18th February which was in the Year of Our Lord 1766 made between the said Duke and Duchess of Northumberland then Earl and Countess of the one part and the said Joseph Champion of the other part for the consideration or sum of £39,340 They the said Duke and Duchess did agree with the said Joseph Champion to convey and assure to him and his heirs by such deeds and assurances in the law as by Counsel should be advised the fee simple and inheritance of all those the said Manors of Pewsey and Tidcomb in the County of Wilts and all the lands tenements and hereditaments thereto belonging or being part or parcel of the same with their and every of their appurtenances To hold the same unto and to the use of the said Joseph Champion his heirs and assigns free from all incumbrances made done or committed by the said Duke or Duchess or any of her Ancestors Except the subsisting Leases And further reciting that the said Hugh Duke of Northumberland and Elizabeth his Duchess had paid off and discharged all principal money and interest due on the said Mortgage so made by them to the said Henry Hoare and Richard Hoare And that the said mortgaged premises had been reconveyed by the said Henry Hoare and Richard Hoare by Indentures of Lease and Release bearing date respectively the 23rd and 24th February 1767 To such uses as the said Duke and Duchess should jointly appoint And in default of such appointment To the use of the said Duchess her heirs and assigns And that the said Joseph Champion had paid off or caused to be paid and discharged at several stipulated times sundry sums of money in part of the aforesaid sum of £39,340 And that upon an account that day stated there remained due and owing to the said Duke and Duchess of Northumberland the sum of £8,262.13.0 in full discharge of the said original principal sum of £39,340 and all interest for the same to the day of the date thereof And that the said Joseph Champion had contracted and agreed with the said Richard Baldwin to sell him the said Manor of Pewsey with the lands and premises thereunto belonging for the price or sum of £9,000 It was witnessed that for and in consideration of £8,262.13.0 to the said Duke and Duchess and of £737.7.0 to the said Joseph Champion by the said Richard Baldwin paid in full for the purchase of the said Manor of Pewsey with its rights members and appurtenances mentioned and intended to be thereafter granted The said Hugh Duke of Northumberland and Elizabeth Duchess of Northumberland his Wife by virtue and in pursuance of the power and authority reserved to and vested in them in and by the said recited Indenture of Mortgage of the 19th March 1756 and by the before mentioned Reconveyance of the said mortgaged premises and of all other powers and authorities whatsoever them thereunto enabling And also at the request and by the direction of the said Joseph Champion and at the nomination and at the appointment of the said Richard Baldwin testified by their being parties to and sealing and delivering of the then recited Indenture granted bargained sold aliened released limited and appointed unto the said Richard Baldwin and Robert Baldwin and their heirs All that the Manor of Pewsey situate lying and being in the County of Wilts And all messuages farms lands tenements and hereditaments whatsoever to the said Manor of Pewsey belonging or in anywise appertaining or thereunto reputed to belong or appertain or taken known or accepted to be part parcel or member thereof and whereof and wherein the said Duke and Duchess of Northumberland had any estate of inheritance in law or equity in possession reversion or remainder situate lying or being in the several Parishes Hamlets Precincts and Territories of Pewsey Manningford Manningford Abbey otherwise Manningford Abbots Sheriot Southcot Kepnell Welcot Draycot Newish ffyfield Everly or either of them And also all and singular messuages farms lands tenements meadows tithes feedings pastures commons wastes moors marshes woods underwoods waters piscarys ffishings rents reversions services courts Leet views of ffront Pledge Courts Baron Terms Courts Kindreds Chattels Waifs Estrays free warrens parks chases ffairs markets tolls customs annuities annual rents ffee ffarms Knights ffees escheats reliefs heriots ffines amerciaments mines quarries and all other rights privileges profits commodities emoluments and hereditaments whatsoever lying and being coming growing or remaining in the Towns fields parishes hamlets territories or precincts of Pewsey Manningford Manningford Abbey otherwise Manningford Abbots Sheriot Southcot Kepnell Wilcot Draycot Newish ffyfield Everly or elsewhere in the said County of

Wilts & to the said Manor of Pewsey belonging or appertaining or at any time theretofore accounted accepted used reputed or deemed as part parcel or member thereof or of any part thereof And the reversion and reversions remainder and remainders rents issues and profits of the said Manor ffields lands tenements hereditaments and all and singular other the premises and every part and parcel thereof with their and every of their appurtenances And all the estate right title interest use trust property profit claim and demand whatsoever either in law or in equity of them the said Duke and Duchess or Northumberland and of each of them in and to the said premises every or any part or parcel thereof To hold unto the said Richard Baldwin and Robert Baldwin and their heirs To the use and behoof of the said Richard Baldwin and Robert Baldwin and the heirs and assigns of the said Robert Baldwin nevertheless as to the estate so limited to him the said Robert Baldwin and his heirs In trust for the said Richard Baldwin his heirs and assigns for ever and to and for none other use trust intent or purpose whatsoever as in and by the said recited Indentures of Lease and Release of the 20th and 21st October 1769 relation being thereunto severally and respectively had may now fully and at large appear

AND RECITING by a certain Deed Poll or Instrument in writing under the hand and seal of and duly executed by the said Richard Baldwin and bearing date on or about the same 21st October 1769 After in part reciting the said thereinbefore recited Indentures of Lease and Release of the 20th and 21st October 1769 the said Richard Baldwin did declare and acknowledge that the two several Indentures were so made and taken in the names of the said Richard Baldwin and Robert Baldwin in manner aforesaid for securing to the said Richard Baldwin the payment of the said sum of £9,000 so advanced as in the said deed mentioned with interest for the same after the rate of £5% per annum from the day of the date thereof at or upon the 21st April which would be in the year of Our Lord 1770 pursuant to the condition of a bond bearing date therewith whereby the said Joseph Champion became bound to the said Richard Baldwin in the sum of £18,000 with condition for making void the same on payment of the said sum of £9,000 and interest at the time aforesaid and after payment of the said sum of £9,000 and interest as aforesaid In trust and for the sole use and benefit of him the said Joseph Champion his heirs executors administrators and assigns And that after payment and satisfaction thereof the said Richard Baldwin did hereby covenant and agree at the sole costs and charges of the said Joseph Champion his heirs executors administrators or assigns to reassign to him or them or to such other person or persons as he or they should direct and appoint all and singular the Manor and premises aforesaid and every part and parcel thereof with the appurtenances as in and by the said Deed Poll relation being thereunto being likewise had more fully and at large appear AND RECITING the death of the said Richard Baldwin and the grant of Letters of Administration to his Widow Elizabeth Baldwin

AND RECITING that the said Mayor and Commonalty & Citizens Governors of St. Thomas's Hospital had agreed with the said Joseph Champion for the absolute purchase of the said Manor of Pewsey with the appurtenances and the land and appurtenances thereunto belonging and which was conveyed by the said Duke and Duchess of Northumberland to the said Richard and Robert Baldwin in and by the said recited Indentures of the 20th and 21st October 1769 at and for the price or sum of £10,250 out of which said sum It was agreed by all the parties thereto that the said sum of £9,450 so due and owing to the said Elizabeth Baldwin for principal and interest on the said Mortgage to the said Richard Baldwin be paid and deducted.

IT WAS WITNESSED that for and in consideration of the said sum of £9,450 to the said Elizabeth Baldwin paid by the said Mayor and Commonalty and Citizens Governors of St. Thomas's Hospital (being in full of all principal money and interest due to her as Administratrix to her said late Husband Richard Baldwin) And also in consideration of the further sum of £800 paid by the said Mayor and Commonalty and Citizens Governors of St. Thomas's Hospital unto the said Joseph Champion (the receipt etc.) And also in consideration of the sum of 10/- to the said Robert Baldwin by the said Mayor and Commonalty and Citizens Governors of St. Thomas's Hospital in like manner paid (the receipt &c) He the said Robert Baldwin (at the request and by the direction and appointment of the said Elizabeth Baldwin and Joseph Champion testified etc.) did grant bargain sell alien release and confirm And the said Elizabeth Baldwin and Joseph Champion for the considerations aforesaid had and each of them had granted released ratified and confirmed And by abstracting presents did and each of them did grant release ratify and confirm Unto the said Mayor and Commonalty and Citizens Governors of St. Thomas's Hospital And in consideration by Indenture bearing date 20th October 1770 and by force of the Statute made for transferring uses into possession their successors and assigns

ALL THAT the said Manor of Pewsey And all messuages ffarms lands tenements and hereditaments whatsoever thereunto belonging or appertaining or reputed to belong or appertain or deemed taken or known to be part parcel or member thereof and whereof and wherein the said Duke and Duchess of Northumberland or the said Joseph Champion, Richard Baldwin or Elizabeth Baldwin or any or either of them had any estate of inheritance situate lying and being in the several Parishes Hamlets Precincts and Territories of Pewsey Manningford Manningford Abbey otherwise Manningford Abbotts Sheriot Southcot Kepnell Wilcott Newish ffyfield Everley or either of them And also ALL AND SINGULAR messuages ffarms lands etc. and all other rights privileges etc. to the said Manor of Pewsey belonging or appertaining

And the reversion etc

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And all the estate etc.

TO HOLD the same unto the said Vendors their successors and assigns for ever COVENANT by the said Robert Baldwin and Elizabeth Baldwin and their respective heirs executors and administrators with the said Mayor and Commonalty and Citizens Governors aforesaid their successors and assigns

That they had not encumbered

COVENANT by the said Joseph Champion for himself his heirs executors and administrators
That he had good right to convey
And for quiet enjoyment
And further assurance.

Executed by Robert Baldwin , E Baldwin and Joseph Champion and
attested by two witnesses.

RECEIPTS for consideration money endorsed signed and attested
By two witnesses.