

### Indenture 8 February 1731

This Indenture made the eighth day of February in the year of our Lord God one thousand seven hundred and thirty one and in this fifth year of the reign of Sovereign, Lord George the Second by the Grace of God of Great Britain and Ireland, King Defender of the faith **Between** William Lewis of Box in the county of Wilts, husbandman, and Samuel Ricketts of Box aforesaid Leather Draper and Catherine his wife, late Catherine Clement, spinster only daughter and (illegible) of William Clements the younger, late of Dikeridge (sic) also Ditcheridge of the same county of the one part and Arthur Lewis aforesaid Leather Draper of the other part **Witnesseth** that for and in consideration for the sum of fifty pounds of lawful money of Great Britain to the said Samuel Ricketts and Catherine his wife or one of them in hand by the said Arthur Lewis before the ensealing and delivery hereof note and truly paid the receipt whereof the said Samuel Ricketts doth hereby acknowledge and thereof acquit and discharge the said Arthur Lewis his Executors and Administrators by his presence and also for and in consideration of the sum of five shillings of the like lawful money to the said William Lewis in hand by the said Arthur Lewis likewise paid the receipt whereof is hereby also acknowledged for the said William Lewis (by the direction and appointment of the said Samuel Ricketts and Catherine his wife Testified by their being made parties to these presents and by their jointly executing hereof in the presence of the credible witnesses and also they the said Samuel Ricketts and Catherine his wife as much as in them and either of them is and lyeth **Gave** and sain and every of them hath denied granted and bargained (illegible) and disposed of and by these presents **Do** and hath and every of them doth devise grant and bargain both and dispose of unto the said Arthur Lewis Do Tell That close of meadows and pasture and woody ground called or known by the name of (illegible)croft containing by estimation four acres and a quarter be the same more or less situate lying and being in this parish Dikeridge (sic) also Ditcheridge aforesaid formerly in the tenure of the said William Clement his tenants or assigns and now of the said Samuel Ricketts and Catherine his wife their tenants or assigns together with all trees woods underwoods ways waters watercourses profits commodities hereditaments and appurtenances whatsoever to the said premises belonging or in any wise appertaining and the rents (illegible) remainders and services thereof together with all deeds evidences and writings touching or concerning the said premises or any part thereof **To Have and To Hold** the said close of meadow or pasture and woody ground hereditaments and premises above mentioned and hereby devised and granted or intended so to be and every part thereof with this appurtenances unto the said Arthur Lewis his executors administrators and assigns for and during and unto the full end and (illegible) of one thousand years from hereforth (illegible) and fully to be complete and ended without impeachment of or for any (illegible) **Yielding** and paying therefore unto the said Samuel Ricketts and Catherine his wife or the survivor of them and the sons of such survivor the yearly rent of one peppercorn on the feast of St Michael the Archangel yearly (if demanded) provided always and upon (illegible) that if the said Samuel Ricketts his heirs executors or administrators do and shall well and truly pay or cause to be paid unto the said Arthur Lewis his executors administrators and assigns the (illegible) sum of fifty pounds of lawful money of Great Britain on the ninth day of August next ensuing the date hereof together with the lawful interest for the same without any

(illegible) or abatement whatsoever according to the condition and in full discharge of one Bond of Obligation bearing equal date herewith wherein the said Samuel Ricketts is become and standeth bound to the said Arthur Lewis in the penal sum of one hundred pounds of the like money that then and henceforth these presents and every grant (illegible) matter and thing herein contained (illegible) and purposes (illegible) contained to the contrary thereof in any wise notwithstanding and upon such payment the said Arthur Lewis his executors administrators and assigns shall and will deliver unto the said Samuel Ricketts and Catherine his wife or one of them or to the survivor of them or the heirs of such survivor one indenture quadrupartite bearing date this twenty third day of October now last past made or expressed to be made between William (illegible) of Compton Bassett in the county of Wiltshire, Esquire and Edward Green of Middle Temple London, Esquire of the first part the said Samuel Ricketts and Catherine his wife of the second part Capel Billingsby and Joseph Bistoe of the Inner Temple London Gentlemen of the third part and the said William Lewis of the fourth part (illegible) and in as God's plight and condition as the same is casualties of fire and inevitable accidents only excepted and the said Samuel Ricketts for himself his heirs executors and administrators doth covenant promise and grant to and with the said Arthur Lewis his executors administrators and assigns by these presents in manner following that is to say that he the said Samuel Ricketts his heirs executors or administrators shall and will well and truly pay or cause to be paid unto the said Arthur Lewis his executors administrators or assigns the said sum of fifty pounds and interest on the day above written for payment thereof in manner aforesaid and according to the true meaning of the proviso or condition above written and that it shall and may be lawful to and for the said Arthur Lewis his executors administrators and assigns from time to time and at all times after failure shall happen to be made in performance of the said proviso peaceably and quietly to enter into and upon the said close of the (illegible) or pasture and woody ground hereditaments and premises hereby demised and granted or mentioned or intended so to be and every part thereof with the appurtenances and the same to have hold use occupy (illegible) and enjoy for and during all the residue and remainder of the said term of one thousand years hereby devised which shall be thereinto come and unexpired without any manner of (illegible) Trouble Denial Disturbance and Interruption whatsoever (illegible) by him the said Samuel Ricketts or any other person or persons whatsoever and that freed and discharged from all former arts charges and encumbrances whatsoever Kind further that the said Samuel Ricketts and the said Catherine his wife and each of them their and each of their heirs and all other persons whatsoever having or claiming any lawful estate right title or interest in or to the said premises or any art thereof shall and will from time to time and at all times after the said proviso shall happen to be infringed at his her and their (illegible) proper costs and charges on the reasonable request of the said Arthur Lewis his executors administrators or assigns make do and execute or cause and procure to be made done and executed all such further or other arts grants appurtenances in the law whatsoever is it by fine or otherwise for the further better or absolute granting or (illegible) the said close of meadow or pasture and woody ground hereditaments or premises hereby demised or granted or intended so to be with the appurtenments unto the said Arthur Lewis his executors administrators and assigns for and during all the residue of the said term which shall be then unexpired

as by the said Arthur Lewis his executors administrators or assigns or his or their counsel shall be reasonably advised and required And the Said William Lewis for himself his heirs executors and administrators doth covenant and grant to and with the said Arthur Lewis his executors administrators and assigns by these presents that he the said William Lewis hath not done committed or willingly suffered any art matter or thing whatsoever whereby the said hereby devised premises or any part thereof are is shall or may be charged impeached or (illegible) in the title estate or otherwise howsoever And Lastly it is declared and agreed by between the said parties to these presents that till defaults shall be made in performance of the proviso or condition above written it shall and may be lawful to and for the said Samuel Ricketts and Catherine his wife and the survivor of them and the heirs of such survivor peaceably and quietly to hold and enjoy the said hereby devised premises with the appurtenances or (illegible) stake the rents and profits thereof to his her or their own life or lives anything herein contained to the contrary thereof in anywise notwithstanding (illegible) Witness whereof the parties first above named to these present indentures have interchangeably set their hands and seals the day and year first above written.

William Lewis

Samuel Ricketts

Catherine Ricketts