



**Willelmus**

made the Twentieth fourth Day of June in the Third year of the Reigne of our Sovereign Lord George By the Grace of God of Great Brittain France and Ireland King Defender

of the faithfull Annoq. Dom. 1718 **Between** William Drake Thomas Marwood Francis Bratt Philip Michell and John Good of Knowle Feoffees in Trust of the parish Lands of Plyton in the County of Devon of the one part And Margarett Bastyan late wife of George Bastyan of Ottery St Mary in the County aforesaid. **Witnesseth** that they the said William Drake Thomas Marwood Francis Bratt Philip Michell and John Good by and with the generall assent and consent of the Twenty men of the parish of Plyton aforesaid and in consideration of a Surrender of a Lease

of the psonal Estate of the said Margarett Bastyan of and in the premises hereafter in these presents mentioned to be Demised and of the yearly Rent covenants conditions and agreements hereafter in and by these presents to be made and contained

That Tenement or Dwellinghouse and one Shop lately converted into two Tenements or Dwellinghouses and the Courtage Barkside and Herbage to the same belonging Situate Lying and Being in Mill Street in the Town of Ottery St Mary aforesaid heretofore in the possession of George Bastyan deceased but now in the possession of the said Margarett Bastyan her Assignes or Assignes Undertenant or Under tenants Except and always reserved out of the

said Tenement unto the said Margarett Bastyan her Assignes or Assignes All Timber Trees and other Trees now growing or to grow in and upon the premises with full liberty to view Hays and take the same under the Tenure heretofore granted

**To have and to hold** all and singular the said Demised premises with the Appurtenances (Except before Excepted) unto the said Margarett Bastyan her Executors Administrators and Assignes from the Day of the date hereof for and during the full Time and Terms of Years and unto one yeares next ensuing and fully to be completed Expiration and Ende If Walter Bastyan and Diana Bastyan his Daughter and Walter Bastyan Jun. Son of Walter Bastyan

brother of the said George Bastyan above mentioned or any or either of them shall happen to die Long to Live **Yielding** and paying therefor yearly and every year during the said Term unto the said Margarett Bastyan her Assignes and Assignes the Sums of Eleven Shillings of good and lawfull money of Great Brittain at the four most usuall Feasts or Termes in the year (that is to say) At the Feasts of St Michael the West Angell the Birth of our Lord God the Annunciation of the blessed Virgin Mary and St John the Baptist by Equal and Equall portions **And** also yielding and paying unto the said Margarett Bastyan her Assignes and Assignes upon the severall Deaths of them the said Walter Bastyan and Diana Bastyan and Walter Bastyan Jun. and upon the death of every of them and likewise yielding and paying unto the said Margarett Bastyan her Assignes and Assignes upon the Death of every other person and persons who shall happen to die Tenant or Tenants in

the possession of the premises the Sums of Eleven Shillings lawful money of Great Brittain for and in the name of an Heriot or Heriotage **And** the said Margarett Bastyan John for her self her Executors Administrators and Assignes Covenant Promise Grant and Agree to and with the said Margarett Bastyan her Assignes and Assignes and to and with every of them by these presents in manner and form following (that is to say) That she the said Margarett Bastyan her Executors Administrators and Assignes shall and will at her and their own proper Costs and Charges well and sufficiently Repair Sustaine Maintain uphold and Amend all and singular the said Demised Dwellinghouses and premises with the Appurtenances

During the said Terms as well in Walling Dambeling and covering as in all other Woodfull and other necessary Repairs and whatsoever when and as often as need shall require And the same premises and every part and parcel thereof so well and sufficiently in all things repaired and Amended in the end of the said Terms shall and will peaceably and quietly leave and yield up unto the said Margarett Bastyan her Assignes and Assignes **And** if the said yearly Rent of Eleven Shillings or any part thereof shall be behind and unpaid in part or in all by the Space of Fifteen Days next after any of the said Feasts or days of payment whereon the same ought to be paid being Lawfully demanded and then not paid

and no sufficient distress in and upon the said premises can or may be found to satisfy the same with the Arrearages thereof if any happen to be Or if the said Margarett Bastyan her Executors Administrators or Assignes shall do any Act matter or thing that may be prejudiciall to the Estate of Inheritance of the said Margarett Bastyan her Assignes or Assignes Or shall suffer the same premises or any part thereof to become ruinous and in decay to the value of Ten Shillings or above and shall not Repair and Amend the same within Six months to her or them hereof given by the said Margarett Bastyan her Assignes or Assignes or their Bayliff or Bayliffs for the Time being (But if the decay and ruine thereof shall happen to be by misfortune or accident of fire then to have **One** yeares next after for the new building and Repairing thereof) that then it shall and may be lawfull for the said Margarett Bastyan her Assignes and Assignes for all any or either of the said

cases aforesaid into the said Demised premises to Reenter and the same premises and every part and parcel thereof to have againe repossess and enjoy as in the and their former State any thing herein contained to the contrary notwithstanding **And** the said William Drake Thomas Marwood Francis Bratt Philip Michell and John Good each one of them for himself and for his own heirs

Grant to and with the said Margarett Bastyan her Executors Administrators and Assignes by these presents that she the said Margarett Bastyan her Executors Administrators and Assignes and every of them shall and Lawfully may peaceably and quietly have hold and enjoy all and singular the said Demised premises with the Appurtenances from henceforth during the said Terms of Ninety nine yeares determinable as aforesaid by and under the Rent Heriots Exceptions covenants and Agreements aforesaid without any manner of Lawfull Let Suit Trouble Interruption or Denyall of the said Margarett Bastyan her Assignes or any or either of them Respectively In witness whereof the parties to these presents their hands and Seales Interchangingly have been given the Day and year first above written.

The mark of  
Margarett  Bastyan



Sealed and Delivered  
in the presence of us  
Richard Supt  
James Ford

Richard Supt

10/12a

Expirets

along Train

24 March 1785  
Margaret St. Eastham  
Mass.