

**This Indenture** Made the Twentieth day of September in the yere of the reign of our most gracious sovereigne Lorde **James** by the grace of God King of England, France & Ireland the Eleventh, and of Scotland the seven and fortieth, Defender of the Faith, or **Witnesseth** **Walter Yonge**, **John Weston**, **Robert Wanswell**, gentlemen, **John Peade**, **Robert Burknolle**, **John Buttor**, **Hugh Winton**, **Stephen Binde**, **Symon Dye** and **John Marckell** women ffroffers of the pisse lands of Wolton in the Countie of Devon of thout xlii. And **Richard Scate** of Sudbury in the said Countie of Devon Carpenter of thout xlii. **Witnesseth** that the said **Walter Yonge**, **John Weston**, **Robert Wanswell**, **John Peade**, **Robert Burknolle**, **John Buttor**, **Hugh Winton**, **Stephen Binde**, **Symon Dye** and **John Marckell** ffroffers aforesaid with the consent and assent of **William Westofer**, **John Wanswell**, **Robert Bragge**, **John Turlinge** gentlemen **John Dam**, **George Mearcy**, **John Burkland**, **Francis Bagrove**, **William Hopy**, **William Michell**, **Walter Teapt**, **Gregorie Campson**, **John Tomington** and **Edward Holrowe** women and the rest of the Twentie men of the foforsaid pisse of Wolton, ffow and in consideration of the summe of xxvij poundes of good & lawfull money of England unto the ffroffers before named by the said **Richard Scate** before the ffroffers and delivred hereof well & lawfully contented & paid wherof they the said ffroffers doe acknowledge the receipt by the said **Richard Scate** demised graunte & to ffarme litten. And by the said **Richard Scate** doe demise, graunt and to ffarme litten unto the said **Richard Scate** his exorsors and assignes. All that one clost of land with thappurtenances commonlie called or knowne by the name of **Piperis-arce** containing by estimation out good arce of land by extent and betwixt within the pisse of **Widbury** in the foforsaid Countie of Devon betwixt the land somtymes of the heires of **Wardon** in the east and north, the land of the heires of **Wearwood** in the west and some pte of the north, also and the high waye there on the south, and nowe in the tenure or occupation of one **Amey Pyn** widowe or of her assignes or assignes for diid yeres yet enduringe deterrminable vppon the death of the same **Amey** **Except** and alwayes reserved out of this demise & graunt unto the said ffroffers their heires & assignes full libertie of ingress & egress & regress into vppon & from the pmisses all alle & any condempment tyme and tyme for the vicoring & saturday night of the same pmisses. **To have and to holde** all the said clost of land with thappurtenances **Except** before excepted) unto the said **Richard Scate** his exorsors & assignes ffow & during the terme of ffowen score and nyghtene yeres fully to be compleite expied & ended yf hee the said **Richard Scate** and **John Scate** **Richard Scate** his sonne or either or any one of them shall happen so longe to live. The same terme to commence begyn and take effect immediately from and after the death suerintere forfeiture or other lawfull deterrmination of the state & interest of the said **Amey Pyn** of & in the pmisses and not before. **Reddinge** and payinge thereof yearly during the said terme unto the said ffroffers their heires & assignes the vicrelie rente of two shillinge & thre pence of good & lawfull money of England on the fowre most usuall ffastes in the yere, that is to say, the ffaste of **St Michael** Churchengas, the Birth of our Lorde **Christ**, **Chamundacion** of the blessed **virgin Marie** and the **Nativite** of **St John Baptist** by even & equalle portions. The first payment thereof to begyn all suth of the said ffaste wch shall next happen after the commencement of the said terme. **And** also the said **Richard Scate** his exorsors administratours and assignes and euery of them beinge Tenant or Tenants in possession of the pmisses by fowre hertof, shall doe suite to all the Countie of **Devon** of thabout named ffroffers their heires & assignes wch shall be solden wchm the pisse of **Wolton** aforesaid as other their Tenants of the said pisse lands haue don & ought to doe vppon reasonable warninge to him or them given. **And** the said **Richard Scate** for himselfe his exorsors administratours & assignes & for euerie of them doth & dothe mitte promise and agree to & with the said ffroffers their heires & assignes and to & with euerie of them by the said **Richard Scate** that hee the said **Richard Scate** his exorsors administratours & assignes and euerie of them beinge Tenant or Tenants in possession of the pmisses by vertue of the said **Richard Scate** shall & will at his & their owne costs and charges well & sufficientlie repayre and maintaine all & singular the said demised pmisses in hedges fenced & diked and all other needfull & necessary reparatours when and as often as neede shall requyre during the said terme. **And** the same pmisses & euerie pte & pte thereof so well & sufficientlie repayred & maintayned in the end of the said terme shall & will leade & yield vpp unto the said ffroffers or the sueridors or sueridors of them their heires or assignes **Towards** wch reparatours it shall be lawfull for the said **Richard Scate** his exorsors & assignes to haue and take full & sufficient hedges, fencibole fowles & stakes of the underwoods copping & shreedinge of trees growing & to be growinge & beinge in & vppon the pmisses as maye condempment be spared or taken makinge thereof no waste, spoile or distruccion. **And** the said **Richard Scate** for himselfe his exorsors administratours & assignes doth further & dothe mitte promise & agree to & with the said ffroffers their heires & assignes, and to & with euerie of them by the said **Richard Scate** that hee the said **Richard Scate** his exorsors administratours or assignes, or any of them shall not wiltinglie comitt or doe nor consent to be comitted or don any waste, spoile or distruccion in or vppon the pmisses or any pte thereof, nor fell or cutt downe any oke, asse, elme or greibbe in or vppon the same pmisses growinge or beinge without the licence of the said ffroffers their heires or assignes & of the said Twentie men or their sueridors or the more pte of them in writinge vnder their hands therunto first had & obteyned. **And** yf it shall happen the said vicrelie rente of two shillinge & thre pence of lawfull money of England to be behynd & unpaid in pte or in all by the space of one quarter of a yere next after any of the foforsaid ffastes in wch ad id aforesaid it ought to be paid, the same beinge lawfullie demanded & then not paid, and no sufficient distress in or vppon the pmisses in the meane tyme ran or maye be founde for the payng of the same rent so beinge behynd wch thaucrages therof if any shall happen to be: **Or** yf the said **Richard Scate** his exorsors administratours or assignes or any of them shall willinglie doe or by their assent or procurement suffer to be don any art or acte thate or thate whatsoeuer wch shall or maye tend or be to the hindringe hurt or distruccion of the said ffroffers their heires or assignes of the said pmisses or any pte thereof. **Or** yf the said **Richard Scate** his exorsors administratours or assignes or any of them shall comitt or doe, or consent to be comitted or don any voluntarie or wilfull waste, spoile or distruccion in or vppon the pmisses or any pte thereof to the value of fift shillinge or more and doe not make double satisfaccion for the same unto the said ffroffers their heires or assignes wchm fowre daies next after suerit comitted. **Or** yf the said **Richard Scate** his exorsors administratours or assignes, or any of them shall assigne or sell ouer the said pmisses or any pte thereof, or alien, sell or convey his or their estate, title terme or interest of, in or to the same, or any pte thereof to any pson or psones whatsoeuer, other then to the said **John Scate** and **Richard Scate** his sonne or one of them, without the consent and goodwill of the foforsaid ffroffers their heires or assignes, and of the said Twentie men or their sueridors or the more pte of them therunto first had & obteyned in writinge vnder their hands. That tven for euerie or any of the causes aforesaid, this **Richard Scate** demise & graunt, and the terme hereby limited shall cease deterrmine & be void. **And** then and from thensforth for all or any the said causes it shall and maye be lawfull to & for the said ffroffers their heires and assignes and euerie of them, into all & singular the said demised pmisses with their appurtenances to recouere, and the same to haue againe vntill & enioye ad in their first and fowr moe estate. (These Indentures or any thinge in them containyd to the contrarye therof in any wise notwithstandinge) **And** the said **Walter Yonge**, **John Weston**, **Robert Wanswell**, **John Peade**, **Robert Burknolle**, **John Buttor**, **Hugh Winton**, **Stephen Binde**, **Symon Dye** and **John Marckell** ffroffers aforesaid and their heires. All the said clost of land by the said **Richard Scate** demised and euerie pte & pte thereof with thappurtenances **Except** before excepted) unto the said **Richard Scate** his exorsors & assignes in manner & forme aforesaid, and vnder his rent, & dothe mitte, condempment & agreement before expressed and reserved, aswell against the righte doers of the ffice of the pmisses for all high rents, suite, seruises and reliques to them the said **Richard Scate** to be due & payabbe for the same pmisses. Also against themselves the said ffroffers and their heires & assignes & euerie of them shall & will warrant, argue & defend by the said **Richard Scate** duringe the foforsaid terme. **It is rounded** alwayes that the said **Richard Scate**, or any thinge therein containyd shall not extend or be extended to bind or charge the said **Walter Yonge**, **John Weston**, **Robert Wanswell**, **John Peade**, **Robert Burknolle**, **John Buttor**, **Hugh Winton**, **Stephen Binde**, **Symon Dye**, and **John Marckell** or their heires nor any of them, with any further or other graunt or warrantie, than onelie ease of hem against themselves and his sonne and all and euerie pson & psones clayminge vnder him & not otherwise. **In witness** wherof the ptes abovesaid to the said Indentures their hands & sealed interganingable haue putt the dai & yere first abovesaiden: 1613: //

Richard Scate

Sealed & signed in  
the presence of  
Peter Baynes  
Henry Burdland

Wigmore Court of Sidbury  
1613

Sidbury  
20 Sept 1613  
- cause of Love  
Petition made

Expired

12/16

