

This Indenture made the Thirteenth day of July in the Thir and Twentieth year of the Reigne of our Sovereign Lord Charles, By the grace of God of England Scotland
Ireland, King Defender of the faith of **Retaine** Walter Younge of Colton in the County of Devon Esquire, and John Dick of Colton aforesaid vicar of the parish Parke
of Colton aforesaid of the one parte, And John Butler of Colton vicar of the other parte **witnesseth** that the said Walter Younge and John Dick feoffees aforesaid, with the consent of John Erling
Thomas Bluffalter Edward Drake John Gollmill Gent and Thomas Gollmies vicars and the rest of the Twenty men of the foresaid parish of Colton, for and in consideration of the summe of one hundred and
fiftie pounds of lawfull English money, unto the said feoffees by the said John Butler before then sealinge and delivring hereof well and truly paid, the receipt whereof the said feoffees do acknowledge have
demised leased granted and to farm letten and by these presents doe demise grant lease and to farm let unto the said John Butler, all that messuages and Tenement in Colford containing one messuage house a bakery
and stall with an Orchard and Garden therunto adjoining and one pece of ground adjoining to the bakery containing an acre, and one close of land called the close before the door containing two acres
and an other close therunto adjoining ^{containing} two acres, and also an other close called the Marty Close containing three acres and one roode late in the Tenure or Occupation of Richard Martyn late of Colford as
aforesaid detached his assigne or assignes, **except** and always reserved out of this present demise and grante unto the said feoffees their heires and assignes free liberty of ingress egress and regress at all
convenient time and times, into, upon and from the premises for the rearing and surmountinge of the same, **To have and to hold** the said house, Orchard Garden w^{ch} the other pieces of land
and every pt and pt thereof w^{ch} the appurtenances (except before excepted) unto the said John Butler his exors admors and assignes from the day of the date hereof, unto the end and terme
and for and during the full and whole terme of thirtie years fully to be compleat and ended. **W^{ch}** the said John Butler, his wife and Richard Olde sonne of Bartholomew Olde of Southey
or any of them so long shall happen to live **yeildinge** and payinge therefore yearly, during the said terme, unto the said feoffees their heires and assignes the summe of Eighteen Shillings of lawfull
English money At the feaste of St Michael the birth of our Lord god the Annuntiation of the blessed Virgin Mary and St John the Baptist by even and equal portions **and** the said John
Butler for himselfe his exors admors and assignes & for every of them, doth covenant promise and grant to and with the said feoffees their heires and assignes and every of them by these
presents, **that** he the said John Butler his exors admors and assignes and every of them shall and will, from time to time and at all times hereafter at his and their owne Cost and Charges well
and sufficiently repair uphold sustaine and maintaine all and singular the premises and every part and part thereof with the appurtenances, as well in housew^{ch} makinge timberinge & fences hedges
ditches, as in all other necessary and needfull reparations whatsoever, when and as often as need shall require during the said terme and the same well and sufficiently in all things repaired
and mainteyned in the end of the said terme shall and will leave and yield up unto the said feoffees or the Survivors of them their heires and assignes, **and if** it shall happen the said
yearly Rent of Eighteen Shillings, to be behind and unpaid in parte or in all by the space of one quarter of a year, next after any of the said feastes or times of payment wherin the
same ought to be paid being lawfully demanded, and not paid, and no sufficient distress, in and upon the premises or some part thereof in the meane time can or may be found, for the levynge
of the same Rent so being behind w^{ch} the annexes therof (if any way part to be) **or** if the said John Butler his exors admors or assignes or any of them shall willingly do or by
his or their assente or procurement, suffer to be done any det or detts, thinge or things whatsoever, which shall or may tend to the prejudice hurt or discommodite of the said feoffees,
their heires or assignes of the said demised premises **or if** the said John Butler his exors admors or assignes or any of them shall do or commit or willingly suffer
to be done or committed any manner of voluntary wast in and upon the premises or any part thereof, at any time during the said terme, to the value of Twenty Shillings
or above, and shall not sufficiently repair and amend the same within one halfe year next after notice to be given by the said feoffees their heires or assignes or by their
his Bayliffe or Bayliffes for the time beinge, **that** then and from thence forth for all any or either of the same causes it shall and may be lawfull to and for the said
feoffees their heires and assignes and every of them, into the said premises or any part thereof to enter, And the same and every parte thereof to have againe and retaine
as in his and their first and former estate, w^{ch} presents or any thinge herein conteyned to the contrary notwithstanding. **And** the said Walter Younge and John Dick feoffees
aforesaid, and their heires, all the foresaid premises and every part and pt thereof w^{ch} the appurtenances (except before excepted) unto the said John Butler his exors and
assignes, in manner and forme aforesaid, for by and ^{under} the Tenants Covenants Conditions and Agreements in these presents expressed, and for and during all the time and terme therein
expressed to bind or charge the said Walter Younge or John Dick or their heires, nor any of them w^{ch} any further or other grante then only each of them for himselfe and his owne heires,
and all and every person claiming under him and not otherwise. **In witnesse** whereof the parties aforesaid to these presents Indentures their hands and Seales have set
the day and year first above written Anno Domini 1647

John Butler

