

Dated the 5th day of August 1902

Mr. J. W. Green, Mr. M. A. Bose and others.

to

John Idiens Esq.

Conveyance

of two Messuages cottages and premises situate at Badsey in the County of Worcester

10/

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Prepared for
Wesley

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Sold by WATERLOW BROTHERS & LAYTON, LIMITED, 24, BIRCHMERE LANE, LONDON.

This Indenture

Greenham
Stamp
10/0

7 Aug 1902

made the fifth day of August One thousand nine hundred and two Between Thomas Walter Green of Number 53 High Street in the Borough of Evesham in the County of Worcester Confectioner and Toy Dealer of the first part Mary Ann Cox the wife of Frederick Cox of Number 12 Whitey Street Dickenson Road Longsight Manchester in the County of Lancaster Grocer of the second part Thomas Cox of the Borough of Evesham aforesaid Solicitor of the third part the said Thomas Walter Green and Frederick Cox of the fourth part and John Idiens of High Street in the Borough of Evesham aforesaid Merchant of the fifth part Whereas Thomas Walter Green late of Evesham in the County of Worcester Confectioner and Toy Dealer deceased (hereinafter called the said Testator) by his Will dated the twentieth day of June One thousand eight hundred and eighty four bequeathed to his Wife Ann Green an Annuity of Fifty pounds for the term of her life and subjected and charged all his Real and Personal estate (which included the hereditaments hereinafter described and intended to be hereby assured) with the payment of the same and after certain pecuniary legacies and a specific devise which do not affect these presents Testator gave devised and bequeathed all the rest and residue of his Real and Personal estate whatsoever and wheresoever subject to the payment of the said annuity unto his Son the said Thomas Walter Green (party hereto) hereinafter called Thomas Walter Green the Son and his Daughter the said Mary Ann Cox in equal shares as Tenants in common and the said Testator appointed the said Thomas Walter Green the Son and the said Frederick Cox Executors of his said Will And whereas the said Testator died on the thirty first day of March One thousand eight hundred and eighty five seized of or otherwise well entitled to the hereditaments hereinafter described and intended to be hereby assured for an estate of inheritance in fee simple in possession free from incumbrances and without having in any way altered or revoked his said hereinbefore recited Will which was on the twenty second day of August One thousand eight hundred and eighty five duly proved by the said Thomas Walter Green the Son and Frederick Cox the Executors therein named in the Worcester District Probate Registry of Her late Majesty's High Court of Justice And whereas the said Thomas Walter Green the Son and Mary Ann Cox have agreed with the said John Idiens for the sale to him for the sum of One hundred pounds of the hereditaments hereby assured in fee simple in possession free from incumbrances And whereas by an Indenture dated the second day of August One thousand nine hundred and two and made between the said Ann Green (Widow of the said Testator) of the first part the said Thomas Walter Green the Son of the second part the said Mary Ann Cox of the third part and the said Thomas Walter Green the Son and Frederick Cox of the fourth part for the valuable considerations therein mentioned the said Ann Green thereby released and discharged the said hereditaments hereby assured and other hereditaments of and from the said annuity of Fifty pounds given to her by the Will of the said Testator as aforesaid and of and from all payments claims and demands whether present or future on account or in respect of the same And whereas the said Thomas Walter Green the Son is now seized of or otherwise well entitled in fee simple in possession free from incumbrances to one undivided moiety or equal half part or share of the said



hereditaments hereby assured and the said Mary Ann Cox is also entitled in fee simple in possession to the remaining one undivided moiety or equal half part or share of the said hereditaments hereby assured but subject (with other hereditaments) to the sum of One hundred and fifty five pounds and upwards being the Principal sum and interest now due and owing to the said Thomas Cox on the Security of the said hereditaments hereby assured with the said other hereditaments and secured by the Indentures and Charge specified in the first Schedule hereunder written And whereas the said Thomas Cox having other sufficient Security for the said Mortgage debt owing to him as aforesaid has agreed to join in these presents in manner hereinafter appearing And whereas it has been also agreed that the parties hereto of the fourth part as the Executors and Personal Representatives of the said Testator shall join in these presents for the purpose of confirming the said Sale Now this Indenture witnesseth that in pursuance of the said Agreement and in consideration of the sum of One hundred pounds now paid by the said John Idiens in manner following namely the sum of Fifty pounds one half part thereof to the said Thomas Walter Green the Son and the sum of Fifty pounds the other half part thereof at the request of the said Thomas Cox to the said Mary Ann Cox (the receipt whereof the said Thomas Walter Green the Son and Mary Ann Cox do and each of them doth hereby acknowledge and the payment whereof in manner aforesaid the said Thomas Cox hereby acknowledges) The said parties hereto of the first second and third parts (the said Thomas Walter Green the Son as beneficial Owner so far as regards one undivided moiety of the hereditaments hereby assured and the said Thomas Cox as Mortgaged at the request of the said Mary Ann Cox and the said Mary Ann Cox as beneficial Owner so far as regards the remaining undivided moiety thereof) Do and each of them doth hereby respectively release convey and confirm And the said parties hereto of the fourth part as the Personal Representatives of the said Testator Thomas Walter Green deceased hereby confirm unto the said John Idiens That these two Messuages or Cottages and outoffices with the stable and other outbuildings garden and appurtenances thereto adjoining and belonging situate and being in the parish of Badsey in the County of Worcester formerly in the occupation of David Walker and Oliver Rogers and now or late occupied by William Keyte and John Keyte as tenants thereof To hold the same unto and to the use of the said John Idiens in fee simple freed and wholly discharged from all Principal monies and interest intended to be secured by and from all claims and demands under the Indentures of Mortgage and the Charge specified in the first Schedule hereunder written and from any or either of them And the said Thomas Cox and the said Mary Ann Cox hereby acknowledge the right of the said John Idiens to the production of the Documents specified in the first Schedule hereto and to delivery of copies thereof and the said Mary Ann Cox hereby undertakes with the said John Idiens for the safe custody of the same Documents And the said Thomas Walter Green the Son and Mary Ann Cox hereby acknowledge the right of the said John Idiens to the production of the Document specified in the second Schedule

hereto and to delivery of copies thereof and hereby undertake with the said John Idiens for the safe custody of the same Document. In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written.

The first Schedule herebefore referred to:

- 13th September 1898 Indenture of Statutory Mortgage of this date made between the said Mary Ann Cox of the one part and Albert William Byrch and the said Thomas Cox of the other part.
- 10th February 1899 Indenture of Further Charge of this date made between the said Mary Ann Cox of the one part and the said Albert William Byrch and Thomas Cox of the other part.
- 26th April 1900 Indenture of Further Charge of this date made between the said Mary Ann Cox of the one part and the said Albert William Byrch and Thomas Cox of the other part.
- 4th September 1900 Equitable Charge of this date by the said Mary Ann Cox in favour of the said Albert William Byrch and Thomas Cox.
- 14th December 1901 Indenture of Transfer of this date made between the said Albert William Byrch and Thomas Cox of the one part and the said Thomas Cox of the other part.

The second Schedule herebefore referred to:

2nd August 1902. The herebefore recited Indenture of Release of this date.

Signed Sealed and Delivered by the before named Thomas Walter Green in the presence of

Thos Alex
Sol^y Wesham

Signed Sealed and Delivered by the before named Mary Ann Cox in the presence of

Francis Walter Church
59 Birch Lane
Longsight
Manchester

Signed sealed and Delivered by the before named Thomas Cox in the presence of

Thos Alex
Sol^y Wesham

Signed Sealed and Delivered by the before named Frederick Cox in the presence of

Francis Walter Church
59 Birch Lane
Longsight
Manchester

Thomas W. Green

Mary Ann Cox

Thos Cox

Frederick Cox

