

Dated 29th June 1830

Mr. John Hopcraft
To
Messrs William Rose and George Rogers
Mortgage for securing £100 and Interest

THIS INDENTURE made the twenty ninth day of June in the year of our Lord one thousand eight hundred and thirty BETWEEN JOHN HOPCRAFT of Deddington in the County of Oxford Mason of the one part and WILLIAM ROSE of Deddington aforesaid Joiner and GEORGE ROGERS of Steeple Aston in the said County of Oxford Blacksmith of the other part WITNESSETH that for and in consideration of the sum of one hundred pounds of lawful money of Great Britain to the said John Hopcraft in hand well and truly paid by the said William Rose and George Rogers at or immediately before the sealing and delivery of these presents (which said sum of one hundred pounds is part of a sum of money vested in them the said William Rose and George Rogers trustees under the will and testament of Eleanor George late of Steeple Aston aforesaid spinster deceased) the receipt of which said sum of one hundred pounds the said John Hopcraft doth hereby acknowledge and of and from the same and every part thereof doth release and discharge the said William Rose and George Rogers their executors administrators and assigns for ever by these presents the said John Hopcraft HATH granted bargained sold and demised and by these presents Doth grant bargain sell and demise unto the said William Rose and George Rogers their Executors Administrators and assigns ALL THAT Messuage Cottage or Tenement with the outbuildings yard garden and other the appurtenances thereto belonging situate standing and being in Philcock Street in Deddington aforesaid in the said County of Oxford heretofore in the several occupations of John Bennett and Mary Williams since of Benjamin Harris William Wilkins and Ann Cleaver and now in the tenure or occupation of the said John Hopcraft a messuage or tenement late in the tenure or occupation of Ann Knibbs widow and now of [blank] Jarrett being next on the south side thereof and a messuage or tenement formerly in the occupation of Sarah Brommidge and Elizabeth Trinder and now of John Calcott being next on the north side thereof which said messuage cottage or tenement hereditaments and premises were bought and purchased by the said John Hopcraft of and from Hannah Turner widow AND ALSO all and singular houses outhouses edifices buildings barns stables gardens orchards courts yards backsides ways waters watercourses easements trees hedges ditches fences walls mounds paths passages profits commodities advantages emoluments deemed taken or known as part parcel or member thereof AND the reversion and reversions remainder and remainders rents issues and profits thereof AND ALL the estate right title interest inheritance use trust possession property benefit claim and demand whatsoever both at law and in equity of him the said John Hopcraft of in to or out of the same premises and every part thereof TO HAVE AND TO HOLD the said messuage cottage or tenement hereditaments and all and singular other the premises herein before described and hereby granted and demised as intended or so to be with their and every of their appurtenances unto the said William Rose and George Rogers their executors administrators and assigns from the day next before the day or the date of these presents for and during and unto the full end and term of one thousand years thence next ensuing and fully to be compleat and ended YIELDING AND PAYING therefore yearly and every year during the said term unto the said John Hopcraft his heirs or assigns the rent of one pepper corn at the feast of Saint Michael the Archangel if the same shall be lawfully demanded PROVIDED ALWAYS nevertheless and these presents are upon and under this condition that if the said John Hopcraft his heirs administrators or assigns do and shall well and truly pay or cause to be paid unto the said William Rose and George Rogers their executors administrators or assigns the full sum of one hundred pounds or lawful money of Great Britain with interest for the same of like money after the rate of five pounds for one hundred pounds for a year at or upon the twenty ninth day of December next ensuing the date of these presents without any deduction or abatement whatsoever for taxes or otherwise then these presents and every grant article matter and thing herein contained shall cease determine and be absolutely void to all intents and purposes whatsoever any thing herein contained to the contrary thereof in anywise notwithstanding AND the said John Hopcraft doth hereby for himself his heirs executors and administrators covenant promise grant and agree with and to the said William Rose and George Rogers their executors administrators and assigns in manner following (that is to say) That he the said John Hopcraft his heirs administrators or assigns shall and will well and truly pay or cause to be paid unto the said William Rose and George Rogers their executors administrators or assigns the full sum of one hundred pounds of lawful money of Great Britain with interest for the same of like money after the rate and upon the day and time and in such manner as in the proviso hereinbefore contained is mentioned and agreed upon the payment thereof without any deductions or abatement whatsoever according to the true intent and meaning of these presents AND that he the said John Hopcraft now at the time of the sealing and delivery of these presents has in himself good right title full power and lawful and absolute authority to grant and demise the said messuage cottage or tenement and hereditaments with their appurtenances unto the said William Rose and George Rogers their executors administrators and assigns henceforth for and during the said term of one thousand years according to the true intent and meaning of these presents AND ALSO that in case default should happen to be made in payment of the said sum of one hundred pounds or the interest thereof or any part thereof respectively contrary to the form and effect of the proviso and covenant herein before contained for payment thereof it shall and may be lawful to and for the said William Rose and George Rogers their executors administrators or assigns at any time or times thereafter peaceably and quietly to enter into and upon have hold occupy possess and enjoy all and singular the said messuage cottage or tenement and hereditaments with their appurtenances and the rents issues and profits thereof to have receive and take to their and his own use and benefit for and during all the residue and remainder of the said one thousand years without any manner of let suit trouble molestation eviction ejection claim demand or disturbance whatsoever of from or by the said John Hopcraft his heirs executors administrators or assigns or any other person or persons whatsoever AND that free and clears of and from all and all manner of estates titles troubles charges claims demands and incumbrances whatsoever AND FURTHER that he the said John Hopcraft and his heirs and all and every other persons and person whosoever who now do or hereafter can shall or may lawfully have or claim and estate right title trust or interest of in to or out of he said messuage cottage or tenement and hereditaments hereby granted and demised with their appurtenances shall and will at all times after default shall be made in payment of the said sum of one hundred pounds or the interest thereof or any part thereof respectively contrary to the proviso and covenant herein before contained for payment thereof and the true intent and meaning of these presents at the request of the said William Rose and George Roberts their executors administrators or assigns but at the costs and charges of the said John Hopcraft his heirs or assigns make do acknowledge levy suffer and execute or cause or procure to be made done acknowledged levied suffered and executed all and every such further and other lawful and reasonable acts deeds conveyances assurances whatsoever for eh further and more perfectly and absolutely granting conveying and assuring the same messuage cottage or tenement and hereditaments with their appurtenances unto the said William Rose and George Roberts their executors administrators or assigns for and during all the residue and remainder which shall then to come and unexpired of the said term of one thousand years in such manner as the said William Rose and George Rogers their executors or assigns shall think proper or be reasonably advised AND it is hereby declared and agreed by and between the said parties to these presents that until default shall be made in payment of the said sum of one hundred pounds or the interest thereof or some part thereof contrary to the proviso and covenant herein before contained it shall and may be lawful for the said John Hopcraft his heirs and assigns to hold and enjoy the said messuage cottage or tenement and hereditaments with their appurtenances without the lawful let or interruption of the said William Rose and George Rogers their executors administrators or assigns AND LASTLY the said John Hopcraft doth hereby for himself his heirs executors and administrators covenant promise and agree with and to the said William Rose and George Rogers their executors administrators and assigns that he the said John Hopcraft his heirs executors or administrators shall and will forthwith Insure or cause to be insured in the Globe Insurance Fire Office or in some other office in London or Westminster for insurance of buildings against fire all the said messuage cottage or tenement and buildings hereby demised from loss or damage by fire in the sum of eighty pounds at the least in the joint names of the said William Rose and George Rogers and John Hopcraft their heirs executors administrators or assigns and shall and will keep the same so insured as long as the said sum of one hundred pounds or any part thereof shall remain owing upon this present security And that incase the said John Hopcraft his heirs or assigns shall neglect or refuse to make and continue such insurance it shall be lawful for the said

William Rose and George Rogers their executors administrators or assigns to make effect and continue the same and whatever sum or sums of money they shall advance or pay on that account shall be charged and chargeable on the said hereditaments and premises hereby granted and demised and be repaid to them AND it is hereby agreed and declared between and by the said parties to these presents that in case the said messuage cottage or tenement and buildings or any part thereof shall be burnt down destroyed or damaged by fire then all monies which shall be recovered or received by virtue of such insurance as aforesaid shall be either expended in the rebuilding or repairing the said messuage cottage or tenement and buildings or otherwise the said William Rose and George Rogers their executors administrators or assigns shall and may at their option have and take the monies so to be recovered or received and apply the same or so much thereof as shall be necessary in discharge or part discharge of the said sum of one hundred pounds and the interest thereof for all which purposes the said John Hopcraft doth hereby make and ordain the said William Rose and George Rogers their executors administrators and assigns his true and lawful attornies IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written

John Hopcraft [signature]

[Endorsed]

Signed sealed and delivered by the within named John Hopcraft
in the presence of
Samuel Field junr Deddington [signature]

Received the day and year first within written of and from the within
named William Rose and George Rogers the sum of one hundred pounds
being the consideration money within mentioned to be paid by them to me

John Hopcraft [signature]

Witness
Samuel Field junr. [signature]