Sale of property by Henry Seale to Hugh Mair April 1864

This indenture made the 23rd day of April in the year of or Lord 1864 between Sir Henry Paul Seale of Mount Boone the in the county of Devon Baronet of the one part and Hugh Mair of Rowardennan Loch Lomond North Britain Esq of the other part whereas the said to Sir Henry Paul Seale (who was married to his present wife in the year 1840) being seized of or well and sufficiently entitled to the messauges and other herediament's herein after described or referred to and intended to be hereby conveyed for an estate of freehold and inheritance in a fee simple in profession free from all encumbrances have contracted and agreed for the sale thereof to the said Hugh Mair who is a bachelor at or for the price of £6,438 of lawful money of Great Britain to the said Sir Henry Paul Seale paid by the said Hugh Mair at or before the execution of these presents (the receipt whereof the said Sir Henry Paul Seale doth here by admit and acknowledged and from the same sum and every part thereof the acquit release and discharge the said Hugh Mair his heirs executors administrators and assigns for ever by these presents) he the said Sir Henry Paul Seale doth by these presents grant and assure unto the said Hugh Mair his heirs all those messauges or dwellinghouses and gardens stables public house shops and herediament's respectively situated and being in the parishes of Townstal St Saviour's Dartmouth St Petrox and Stoke Fleming in the county of Devon specified in schedule hereto and delineated on the plan drawn on those presents and thereon coloured yellow. And all rights easements privileges and appurtenances to the said herediament's and premises respectively belonging or appertaining. And all the estate rights Title inferences claim and demand both at law and in equity of the said Sir Henry Paul Seale therein and thereto To have and to hold the said messuages herediament's and all and singular other the premises hereby conveyed or intended so to be and to the use of the said Hugh Mair his heirs and assigns for ever and the said Hugh Mair doth hereby declare that no widow whom he may leave at his decease shall be entitled to Dower out of or in the herediament's and premises here by conveyed or any part there off and the said Sir Henry Paul Seale doth hereby for himself his heirs executors and administrators covenant with the said Hugh Mair his heirs and assigns by these presents a in a manner following that is to say) that as regards all the herediament's here by a granted (with the exception of the herediament's respectively distinguished by the numbers 462, 464, 466 and 467A and by the letter Z in the said schedule hereto notwithstanding any act matter or thing done permitted or omitted by the said Sir Henry Paul Seale or any of his ancestors and as regards to the said herediament's so respectively numbered 462, 464, 466, and 467A and marked Z not withstanding any act matter or thing done permitted or suffered to the contrary by any person or persons whomsoever he the said sir Henry Paul Seale is at the date of these presents seised of or well and sufficiently entitled to the herediament's and premises hereby assured or intended so to be for an estate of inheritance in fee simple in profession free from all encumbrances and that he now hath in himself could right full power and absolute authority to grant an convey the said herediament's and premises onto and to the use of the said Hugh Mair his heirs and assigns in manner aforesaid and that it shall be lawful for the said Hugh Mair his heirs and the signs at all times here after peacefully and quietly to overhauled and enjoy the said herediament's and premises and receive and take the rents and profits thereof without any conviction interruption or denial whatsoever (as regards the herediament's here by granted (except the herediament's respectively numbered 462, 464, 466 and 467A and marked Z) from or by the said Sir Henry Paul Seale or any person rightfully claiming or to claim through under or in trust for him or through or under any of his ancestors and as regards the herediament's respectively numbered 462, 464, 466 and 467A and marked Z from or by any person or persons whomsoever and a that free and clear from or by the said Sir Henry Paul Seale his heirs executors or administrators effectually kept indemnified against all manner of former and other estates rights titles and encumbrances created or occasion to as regards the said herediament's respectively numbered 462, 464, 466 and 467 and mark Z by any person or or persons whomsoever but as regards all the rest of the herediament's here by granted by a the said a sir Henry Paul Seale or any persons claiming or to claim through under or in trust for him or through or under any of his ancestors except only existing tenancies and further that as regards the said herediament's respectively numbered 462, 464, 466 and 467A and marked Z he is said Sir Henry Paul Seale and every person whomsoever and as regards all the other herediament's hereby granted he the said Sir Henry Paul Seale and every person whomsoever right fully claiming or to claim it any estate title or interest in to or out of the said herediament's and

premises or any of them or any part thereof through under or in trust for him the said Sir Henry Paul Seale or any of his ancestors shall and will at all times hereafter at the request and costs of of the said Hugh Mair his heirs or a assigns make do and execute or cause and procure to be made done and executed every such act deed or assurance for the more effectually assuring the said herediament's and premises or any part thereof onto the said Hugh Mair his heirs and assigns in manner aforesaid or otherwise as he or they shall direct as by the said Hugh Mair his heirs or assigns or his or their council in the law shall be reasonably advised or required in Witness whereof the said parties to these presence have hereonto set their hands and seals the day and the year first above written.

Received on the day and year first within written of and from the within a named Hugh Mair the sum of £6,438 being at the consideration money within expressed to be by him paid to me
Witness Harvey J Lane

Signed sealed and delivered by the then named Sir Henry Paul seal in the presence of Harvey J Lane Clark to Mr J?

The schedule referred to by the above written indenture

Note numbers in the left-hand column of this schedule correspond with the numbers by which the property is distinguished on the Tithe Maps of the parishes of Townstal and Stoke Fleming respectively. There is no Tithe map for the parish of at St Saviour's Dartmouth or of the parish of St Petrox and the properties situate within these parishes respectively and also that situated within the parish of Townstal which is not denote to by a numbers in the Tithe Map of that parish is denoted on the plan annexed to this conveyance by letters instead of numbers.

The parish of Townstal

68, 69, 70. Mr George Hingstone
A dwellinghouse and gardens known as a Woodford House situated on the North West side of Vicarage Hill.

417. Robert Prowse
A dwellinghouse and garden situated on the north side of Clarence Hill at its junction with Vicarage Hill aforesaid.

417A. G H Grant
A piece of garden ground situated on the north side of Clarence Hill aforesaid.

3, 461, 459, 466 462. Mifs Proctor
A dwellinghouse and gardens known as Belmont House situate on the south side of the public road called Ridge Hill.

475. Ford
A piece of garden ground situate on the south side of Ridge Hill aforesaid

500. George Ferris.
A public house having the sign of the ship in dock situated on the north side and at the corner of Clarence Street.

478 and 480 Miss Drew
A dwellinghouse and garden behind situate on the north side of Clarence Street aforesaid.

480A. Miss Drew.
A piece of garden ground situated on the south side of Clarence Street aforesaid and opposite to the last mentioned dwellinghouse.

479. Captain Wakeham
A dwellinghouse and garden behind situate on the north side of Clarence Street aforesaid.

479A Captain Wakeham
A piece of garden ground situate on the south side of Clarence Street aforesaid and opposite to the last mentioned dwellinghouse.

A.5. A.6. Unoccupied

Four messuages adjoining each other and situatedon the north side of Silver Street.

471. William Stevens
A dwellinghouse and shop with garden behind situate on the north side of Clarence Street aforesaid.

464. George Cornish and Samuel Putt.
Two dwellinghouses with gardens behind situated on the north side of Clarence Street aforesaid.

531. George Coyshe and Samuel Putt.
A small piece of garden ground situate on the south side of Clarence Hill aforesaid and opposite to the last mentioned dwelling-house.

531A William Thomas.
A dwellinghouse situate on the south side of Clarence Hill aforesaid and adjoining the last mention premises.

W. Richard Mitchelmore.
A public house having and the sign of "The Clarence Inn" situate on the south side of Clarence Hill aforesaid and opposite to the last mentioned premises.

467A. In hand, late Coysh's
A piece of garden ground situate and on the north side of Clarence Hill aforesaid.

456 and 456A. Thomas Mortimore.
A dwelling house and garden behind saturate on the north side of Clarence Hill aforesaid.

A1. J Bovey late Trownson.
A dwellinghouse and blacksmith's shop saturate on the north side of Northford Lane.

443 and 444. Richard Fox.
A dwellinghouse and garden situate on the south side of a street called Slippery Cofs.

In the parish of St Saviour's Dartmouth

R. E Light.
A dwellinghouse and garden situate on the south side of the Southford Lane.

S. S. Thomas Worthman.
A dwellinghouse offices and garden situate on the north side of Southford Lane and opposite to the last mentioned premises.

Z. Philip Biscombe.
A piece of garden ground situate on the south side of a Southford Lane.

In at the parish of St Petrox

O. Unoccupied.
Four messuages situate on the East side of Higher Street Dartmouth and abutting on the north side on a flight of steps known as Kemp's Lane and on the South on the "Welcome Friend" a Public House.

N. Henry Crocker.
A dwellinghouse and shop situate on the East side of Higher Street aforesaid and abutting on the South on a public flight of steps leading from Higher Street aforesaid to Lower Street.

J. J W Andrews.
A dwellinghouse now or late occupied as a public house and situated on the Bears Cove Quay Dartmouth.

J. J Mortimer and others.
A dwellinghouse with garden behind situate on the west side of the street called Southtown and bounded on the West by the road called Abovetown.

H. He he 5th 5th he and her then have a as John Burnell and others.
A dwellinghouse divided into four tenements and situate on the west side of Southtown aforesaid share and abutting on the north on the Old Castle Steps.

G. Mifs Hayes.

A dwellinghouse and garden behind situate on the west side of Southtown aforesaid and bounded on the West by above town aforesaid

E. Unoccupied.
A Storehouse formerly used a as a Malthouse and Garden situate on the East side of Southtown aforesaid and bounded on the East by Dartmouth Harbour.

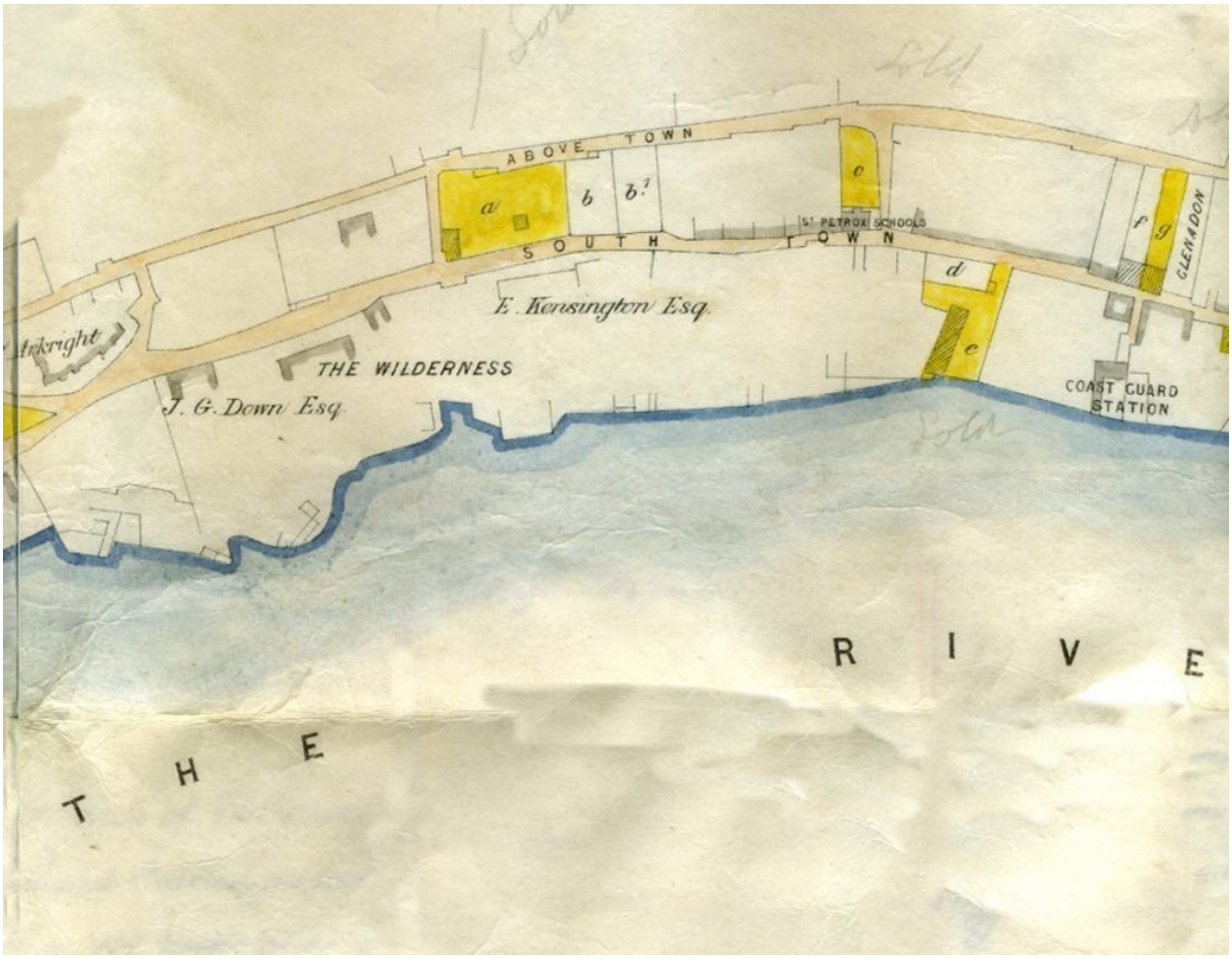
C. John Adams.
A piece of garden ground situate on the East side of Southtown aforesaid and bounded on the East and by the St Petrox Schools and on the north by a public way.

A. E Hawk and Gliddone.
A piece of garden ground with a cottage and stable thereon situate on the West side of Southtown aforesaid and bounded on the West by Abovetown and and on the South by a public way.

In the parish of Stoke Fleming.

46. Peter Loney.
A dwellinghouse and garden known as Ivy Bank Cottage situate at Southtown aforesaid at the junction of the roads leading to Warfleet and Swanaton.

ROAD
SWANNATON ROAD
Warfleet House
R. B. Cleland Esq
ROCK HILL HOUSE
IVY BANK
THE PARADISE
NEW VIADUCT
GUNFIELD
LONDON
6·6·64
M


ABOVE TOWN
SOUTH TOWN
St PETROX SCHOOLS
a
b
b.1
c
d
e
f
g
GLENADON
E. Kensington Esq.
THE WILDERNESS
J. G. Down Esq.
COAST GUARD STATION
THE RIVE

14
22
15
23
ABOVE TOWN
CROMWELLS HILL
SOUTH FORD LANE
NEW CHURCH
GLENADON
TOWN ARMS PASSAGE
HORN LANE
SMITH STREET
HIGHER STREET
CUSTOM HOUSE HILL
GUILDHALL
QUAY
LOWER ST
OXFORD SLIP
SMITHS SLIP
BOROUGH SLIP
SOPER'S SLIP
PILLORY LANE
SUN INN
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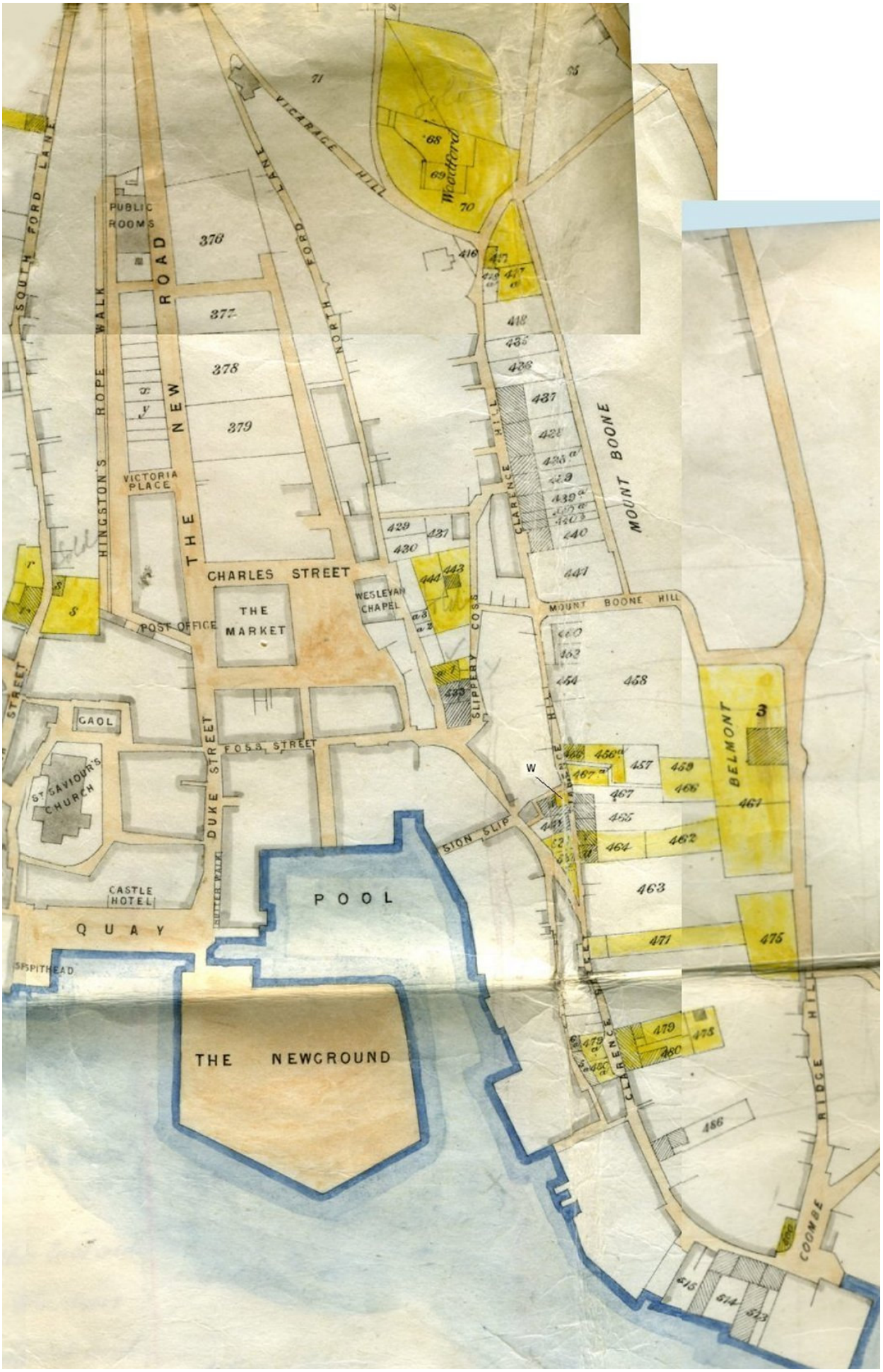
SOUTH FORD LANE
HINGSTON'S ROPE WALK
THE NEW ROAD
PUBLIC ROOMS
VICTORIA PLACE
VICARAGE HILL
LANE
NORTH FORD
Wedderd
CHARLES STREET
THE MARKET
WESLEYAN CHAPEL
POST OFFICE
CLARENCE HILL
MOUNT BOONE
MOUNT BOONE HILL
COSS
SLIPPERY
GAOL
DUKE STREET
FOSS STREET
ST SAVIOURS CHURCH
CASTLE HOTEL
QUAY
SPITHEAD
POOL
THE NEWGROUND
SION SLIP
BELMONT
W
COOMBE RIDGE