

## Sale of Land of Elizabeth Speringe 1635

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Conveyance by bargain and sale from Elizabeth Speringe of London, widow and, 1635. - M0035073CL

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### What does this tell us?

1. George, the youngest son of George & Elizabeth, was living in the parish of St Giles Cripplegate in 1635. This is consistent with the baptism record of Elizabeth Spering, his first daughter, who was baptised on 12<sup>th</sup> Feb 1634/35 in St Giles Cripplegate, one year after his marriage to Rebecca Carter on 4<sup>th</sup> March 1633/34.
2. He is described as gent (gentleman) indicating he was of the nobility.
3. The land in question in this deed of 1635 was about 5 acres located in Roagues Well in Stebonheath in Stepney, Middlesex. This had been bought by George Spering the father before 1611 (the year of his death), who passed it to his son Nicholas (in his Will of 1611), who in turn passed it to his brother William (in his Will of 1619), who in turn sold it to his mother Elizabeth on 22<sup>nd</sup> November 1627.
4. Both Nicholas and also William were deceased by the time of this deed. We already knew Nicholas died in 1619 and we have his Will; and we knew that William was dead by 1641 (from the Will of his mother Elizabeth); but the new information is that William was dead by 1635 (and therefore cannot be the William Spering who married Grace Temnan in 1638). William is mentioned in the Visitation of London in 1633 suggesting he was still alive at this time (but this may not be the case). Therefore he may have died between 1633-1635 (or alternatively 1627-1635).

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**Text of the Document** (I've started a new paragraph for each line in the original document)

This indenture made the twentieth day of June Anno Dm one thousand six hundred thirtie and five and in the eleventh year of the reign of our sovereign Lord Charles by the grace of God kinge of England Scotland ffrance and

Ireland Ddefender of the faith do(?) Betwene Elizabeth Speringe of London widdowe and **George Speringe of the pishe (parishe?) of St Gyles without Cryplegate London gent** of thone parte And Thomas Greene of the pishe(parishe?) of St Anne within Aldersgate London Inkeeper and Mary his wyfe of the

other parte witnesseth that the saide Elizabeth Speringe and George Speringe for and in consideration of the some of one hundred pound of good and lawfull money of England to them in hand payd aff(?) and before the sealinge(?) and delivery hereof the Receipt whereof they the saide Elizabeth

and George Speringe do hereby acknowledge And thorough (thereof) and of every parte and pcell [i.e. parcel?] thereof doe cleerly(?) acquite and dischargd the said Thomas Greene and Mary his wife their heires executors and administrators and every of them by theis presente And for dyvers other good causes and consideracons them

moveinge HAV geven grannted bargayned sold and confirmed And by theis presente doe fully cleerly and absolutely give grannte alien Bargayne sell and confirme onto the saide Thomas Greene and Mary his wife and to the heires and assignes of the saide Thomas forever ALL those their severall peeces

and pcells [parcells] of pasture and meadowe ground being now severed or devided into thre pcells [i.e. parcel?] conteyninge by estimacon **five acres(?)** be they more or lesse lyeinge together at **Roagues Well in the pishe of Stebonheath at Stepney in the Countie of Midd and now in the occupacon of the said Thomas Greene**

or of his assignes **which premisses were heretofore the lands of one Thomas and William Conge gent and afterward purchased by George Speringe deceased late husband of the said Elizabeth Speringe and the ffather of the sayd George Speringe** party to theis presente Which premisses amongst other

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things **the sayd Elizabeth lately purchased of William Speringe brother and heyre to Nicholas Speringe who was sonne and heyre to the said George Speringe deceased** by deed of bargayne and sale(?) bearing date the **Twoe and Twentith Daye of November Anno Dm 1627** And in the Thirde yeare of

the kinge Ma-te [Majesty's?] Raigne that now is and inrolled? in the High Courte of Chauncery the Nynth daye of Aprill in the fowerth yeare of the now ma-te [Majesty's?] Raigne And the Revercon and Revercons Remynder and Remynders of all and singular the p<sup>E</sup>misses [premisses] before menconed to be bargained and soude or meante or intended to

be bargained and sold and every parte and pcell [i.e. parcel?] of the same Togeather with all deeds evydences wrytinge escrixte and meynumt whatsoever to nrhinge or concerning the same premises or anie of them or anie parte or pcell [i.e. parcel?] of the same TO HAVE AND TO HOLDE the said thre pcell [i.e. parcel?] s of pasture

and meadowe together with all wooded and underwooded Trees Hedges Heedgrowes wells springs water and water courses wayes passadges Comons Comodities and heredytaments with all and singular the appurtenances to the same premisses belonging or in anie wyse apperteyninge onto

the sayd Thomas Greene and Mary his wife and the heires and assignes of the said Thomas forever To the only proper soft and behooff of the sayd Thomas Greene and Mary and the heyres and assignes of the sayd Thomas forever AND THE sayd Elizabeth Speringe and George Speringe for them selves

their heyres executors administrators and assignes doe covenant and grannte to and vote the sayd Thomas Greene and Mary his wife and the heyres and assignes of the sayd Thomas Greene by theis presente in manner and forme following That is to saye that they the sayd Elizabeth Speringe and George Speringe for themselves

and George Speringe or one of them now at the tyme of the sernige and dehixevy of theis presente are or one of them is And ontill such tyme as a good and pserte estate in ffee simple or fee sayle is and shalbe vested and settled in the sayd Thomas and Mary and the heyres and assignes of the sayd

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Thomas shalbe and shall stand and be ..sey.????? or one ??? derneshe at of ffee and in the premisses before menconed to be bargayned and sold or meante menconed or intended to be bargained and sould and of every part and pcell [i.e. parcel?] thereof eyther in present possethon or evercon

Of a good shew parte and indefereable estate of Inherioure to them and their heyres forever And have or one of them have full sodre good Eight and lawfull authorise to give grannte bargayne and sew the premises to the sayd Thomas Greene and Mary and the heyres and assignes of the sayd

Sayd Thomas Greene in manner and forme aforesayd And that the sayd severall peeces and pcells [i.e. parcel?] of land before by theis presente goxen grannted aliened bargained and sould or meante menconed or intended to be bargained and sould now are and be and so rom tyme to tyme and aft

all tymes forever hereafter shall or maye remayne contynnue and be onto the sayd Thomas Greene and Mary his wife and the heyres and assignes of the sayd Thomas freerseer and cleerly acquitted and discharged of from all and every and all manner of former and other bargaynes

sates or giftes grannte seasses ffynes alyenations Peroberyed wills intayles Statute marchant and of the Staple Recognizance bonds Extente And ginente and Execucons and of and from all of her tytled trobles costes chardges and incombrances whatsoever heretofore had made suffred comysed assured

for wteound by them the sayd Elizabeth Speringe and George Speringe or eyther of them **or by George Speringe the ffather Nicholas Speringe or William Speringe the sonnes now deceased** The Rente and services from heure both to growe and to the chief Lord of the ffee of the premises

piyed sperte of his or their seigmohied onely and always eycepted and reserved AND ALSO THAT the sayd Elizabeth Speringe and George Speringe and their heyres and all and every other person and psons lawfully having or claymeinge or which shall or may lawfully have

clayme anie estate Right tyle or interest of in or onte of the sayd premisses or anie parte or pcell [i.e. parcel?] thereof by from or onder them the sayd Elizabeth Speringe and George Speringe partye to theis presente shall and will att all tymes hereafter during the space of seaven? years neyf

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efonfeinge after the date of theis presente open the reasonable request and effthe costes and chardges in the lawe of the sayd Thomas and Mary and of the heyres and assignes of the sayd Thomas doe make knowledge execute and suffer or fanse to be made doime knowledged executed

and suffred all and every such fnether acte and actes thinge and thinges devyse and devises assurance and assurances in the lawe whatsoever for the further more better and pferf assurance snerty and snow machined of the sayd bargayned premises to the sayd Thomas

Greene and Mary his wife and the heires and assignes of the sayd Thomas forever To the only proper ofe and behooffe of the sayd Thomas Greene and Mary his wife and the heires and assignes of the sayd Thomas forever ols by the sayd Thomas Greene and Mary and

The heyres and assignes of the sayd Thomas or his or their sonnes all Edrned in the Lawes shalbe reasonably advised devised or regnived ?eyt by Deede or Deedes inrolled or not invalled inrolement of theis presente ffyne ffoeffment Recovery Release Confirmacon

lwte warranty as in theis presente or irthont warranty or otherwise by any other lawfull wayes or meanes whatsoever AND LASTLY it is agreed by and between the sayd parties to their present that all ffynes ffeoffement Recovery or Releasses and other assurances

Whatsoever heretofore had made levied or evernfed by or betweene the sayd parties or hereafter to be hudy madeole by ed or byernsed by them or eyther of them solely by him or herself or jointly wth any other pson or psons of or concerning the premises before me ???

To be bargained and sould or anie parte or prell [i.e. parcel?] thereof shalbe and inxre And shalbe demed esteemed and construed to be and in bud to thonlis proper oft and behooffe of the said Thomas Greene and Mary his wife and of the heyres and assignes of the sayd Thomas fren

And to non other xfemtent or spurxof whatsoever IN WITNES WHEREOF the parties above named to theis present Endentures enterchangeably have putt their hands and seales ??? daye and yeare first above written

George Springe