Received of the Mortgagee in the date hereof the sum of Seventy pounds herein mentioned } £70

Witness Henry Harvey

Reuben Child

Signed sealed and delivered by the Mortgagee in the presence of

Henry Harvey
Clerk to Messrs Rickett Russell
59 Coleman St London

Dated 5th September 1872

Abbots Langley 82 & 83
(1st October 1867)

Mr Reuben Child
to
The Trustees of the National Freehold Land Society } Mortgage.

Dated 15th Feby. 1873

Abbots Langley 82 & 83
(1st October 1867)

The Trustees of the National Freehold Land Society
to
Mr Reuben Child } Reconveyance (entered)

This Indenture made on the Fifteenth of February One thousand eight hundred and twenty three between Charles Gilpin, Mordaunt Martin Thorne and Thomas Beggs who are the proper Trustees of the within named Society and hereinafter called the Mortgagees and the within named Reuben Child hereinafter called the Mortgagor Whereas the total amount of principal money at any time secured by the within written Indenture of Mortgage did not exceed One hundred pounds and all the money thereby secured was something since paid by the Mortgagor to the Mortgagees but the said Receipt amounts have not yet been reconveyed Now this Indenture witnesseth that in consideration of the premises the Mortgagees do and each of them doth grant and convey unto the Mortgagor and his heirs [illegible] and premises comprised in and conveyed by the within written Indenture And all the estate right title interest claim and demand whatsoever in law both at law and in equity of the Mortgagees in to or upon the premises To be held by the Mortgagor and his heirs freed from the charge created by the said Mortgage To the use of the Mortgagor his heirs and assigns for ever And each of the Mortgagees for himself his heirs executors and administrators hereby covenants with the Mortgagor his heirs and assigns that he (the said Reuben) has not at any time heretofore done suffered or executed or been party or privy to or willingly permitted any act deed or thing by means whereof the premises hereby conveyed or any part thereof have or has been or are is or may be charged incumbered or prejudicially affected in title estate or otherwise In Witness whereof the parties hereto subscribe their names and hereunto affix their seals.

Signed sealed and Delivered by the above named Charles Gilpin Mordaunt Martin Thorne and Thomas Beggs in the presence of

A.S. Williams
Clerk to Messrs Rickett Russell
59 Coleman St London

Charles Gilpin
Mordaunt Martin Thorne
Thos Beggs

Russell
11/9

This Indenture

made on the Fifth day of September One thousand eight hundred and seventy two Between Reuben Child of Buckhill Hatfield Hertfordshire Shirkbanger (hereinafter called the Mortgagor) and Charles Gilpin, Accountant Martin House and Thomas Gilpin of 48 Moorgate Street Bankers the Trustees of the National Permanent Mutual Benefit Building Society commonly called the National Freehold Land Society and are hereinafter called the Mortgagees Witnesseth that the Mortgagor for himself his heirs executors and administrators covenants with the Mortgagees that the Mortgagor his executors or administrators will pay to the Mortgagees Seventy pounds now lent to the Mortgagor by the Mortgagees out of the fund of the said Society with interest thereon from this date by quarterly instalments equal to one fiftieth part of the loan on the last day of January next and of every successive third calendar month and the amount of every further loan to the Mortgagor by the Trustees of the said Society upon this Security with interest thereon from the date of the loan by quarterly instalments equal to one fiftieth part of such loan commencing on the next of the said quarter days and on each of the said quarter days will pay to the Mortgagees all expenses previously incurred by them in relation to this Security and not repaid and interest thereon (except expenses of works not hereby covenanted to be done) and if any of the said payments be four weeks in arrear will thereupon pay all the moneys aforesaid and all interest hereby secured shall be at the rate (not exceeding ten per cent per annum) from time to time appointed by notice from the Mortgagees to the Mortgagor his heirs executors administrators or assigns to take effect from the service thereof or a later date therein appointed and until the first notice shall be Six per cent per annum and interest at the current rate shall be paid on interest in arrear and all interest shall be charged to account on the last day of each [illegible] That that part of freehold situate in the parish of Ashby Ringe in Northamptonshire and on the Northampton [illegible] a road there called Buckingham Road (which was by an Indenture made on the twenty fourth of August One thousand eight hundred and seventy two between The British Land Company Limited and the Mortgagor conveyed to the Mortgagor in fee simple subject to the restrictions and charges therein mentioned the position and extent of which land are indicated on the plan in the margin of the said Indenture by the area coloured pink and numbered (2) and (3) and the three houses and other erections thereon and the appurtenances and all fixtures and all the estate and interest of the Mortgagor in the premises unto and to the use of the Mortgagees their heirs and assigns for ever (subject as aforesaid) Provided (without prejudice to the following powers) that if the moneys hereinbefore covenanted to be paid are paid according to the premises shall on the request and at the expense of the Mortgagor or his representatives be reassured unto him his heirs or assigns But after three months from this date the Mortgagees may enter and execute or contract for any works or improvements on the premises and dedicate any parts thereof for highways and make any exchanges or arrangements with neighbours and otherwise manage the premises as absolute owners and may let the premises together or in parts for any term at any rent on any conditions as to building or otherwise and in any manner and may sell the premises together or in parts by auction or privately subject to any special conditions including the dedication of part for highways or the grant or reservation of easements or restrictions on the use to be made of land sold or retained and may buy in or rescind or vary contracts for any sale or letting and resell or relet and shall apply the proceeds of sale and rents received by them in or towards satisfaction of the money hereby secured (including the expense of works or improvements made as aforesaid with interest) and shall pay any surplus to the Mortgagor his heirs or assigns or may at discretion pay the same to the executors or administrators of a deceased owner of the equity of redemption who shall be bound to receive and acknowledge the payment But the Mortgagees letting or selling after satisfaction of this Security or unless some money hereby secured is four weeks in arrear shall be accountable at the option of the Mortgagor his heirs or assigns as for breach of trust or breach of contract but no lessee or purchaser shall be affected by this provision or by the satisfaction of this security or the letting or sale And the premises may at any time before the equity of redemption is barred by limitation foreclosure or sale be redeemed on payment in one sum or by any instalments and without notice of the money hereby secured (including the expenses of works or improvements made or contracted for as aforesaid and interest thereon) and another shall be duly served upon the Mortgagor his heirs executors administrators or assigns when delivered to every them or left on the mortgaged premises or affixed to any building or fence thereon or addressed and posted to the Mortgagor at his residence stated above or last intimated to the Mortgagees for the purpose (the removal or decease of the Mortgagor notwithstanding) And the Mortgagor for himself his heirs executors administrators and assigns covenants with and to the Mortgagees his heirs executors administrators and assigns that the premises are hereby assured to the Mortgagees their heirs and assigns free from incumbrances (except as aforesaid) and shall be enjoyed accordingly and shall bear the sale and conveyance or the foreclosure or tax of the equity of redemption thereof on the request of the Mortgagees and at the expense of the Mortgagor his heirs executors administrators or assigns and by every person having any interest or interest in the premises (except as aforesaid) or after the said sale and conveyance foreclosure or tax on the request and at the expense of the Mortgagees their heirs or assigns be further assured unto and to the use of the Mortgagees their heirs and assigns in any manner reasonably required and that until this security is satisfied the Mortgagor his heirs executors administrators or assigns will keep the premises and the fixtures thereon in good repair and condition and keep all insurable erections and things included in this Security insured from fire to the value thereof or the amount of the Mortgage debt in the names of the Mortgagees and in an office approved of by them and will whenever required deliver to the Mortgagees the policy or policies of Insurance and the receipt for the current premium and that the Mortgagees may execute or effect any repairs or insurance not so effected or evidenced and add the expense thereof with interest to the mortgage debt and that any insurance money may at the option of the Mortgagees be applied in amending the damage or in satisfying the mortgage debt and that the Mortgagees may receive any money hereby secured due in arrear by entry and distress upon any part of the premises then in the occupation of the Mortgagor or any other person not entitled to possession under a lease hereafter granted with the Mortgagees' consent in writing and the occupation shall be a tenancy at will determinable at any time by entry or demand of possession and the payments hereby covenanted to be made shall be the rent for that tenancy but shall not enlarge it beyond a strict tenancy at will And it is agreed that the word "Mortgagees" herein shall (if the context allows) include the persons or person to whom the money hereby secured ought to be tendered for redemption and that the last mentioned persons or person may exercise all the powers hereby given to the Mortgagees In witness whereof the parties subscribe their names and affix their seals

Reuben (Seal) Child

Signed by the said R. Child & witnessed
Rec'd for consideration signed & delivered