

Be it remembered that I William Lowndes of Westminster Gent. being thro' Gods mercy of sound memory and in good health do make this my last Will and Testament In the first place I commit my Soul into the hands of my Creator hoping that it shall (by his mercy and the merits and mediation of Jesus Christ) appear with joy before the glorious Trinity one God and three persons in a State of blessed Imortality I am sensible by endeavouring justly to consider myself and the Actions and Circumstances of my life that there is nothing more properly belongs to me then the infirmities of my own nature and that the undeserved goodness of God hath not only preserved me for many years of difficult times in publick stations but hath also enabled me to make some dispositions for the future support of my numerous Family I am bound with humility to acknowledge the same and to give in Charge to my posterities that they always be carefull to maintaine a due sense of Gratitude and piety towards God fidelity to the Crown and Justice and probity with all people That they avoid all Impiety Immorality and extravagance – and be of no Faction especially such as may cloath itself with seeming Religion for Sinister Ends that so they may be incapable of obtaining the divine blessing in this and the other World

[p. 2]my body I do order to be interred at Winslow in the vault made within the Chancell but that my Funeralls be performed with as little Charge as may be and as to my Temporal Estate I do order and dispose thereof as followeth I do order that twenty pounds of the ready money I shall leave be distributed at Winslow in bread to the poor and my Will is that my Funeral Expences Debts (if I shall owe any) and Legacies shall be paid by my Executors in the manner hereinafter prescribed and whereas by Indentures of Lease and Release respectively dated on or about the eleventh and twelfth days of June Anno Domini 1703 my Mannor of Winslow (where I was born) with the Rectory of Winslow and the Capitall Messuage by me lately built there and divers other Mannors Lands and hereditaments as well Freehold as Copy hold then belonging to me in Winslow Shipton Green borow Little Horwood North Merston Oving and Shendly in the County of Bucks (Except as therein is excepted) are by me and my Trustees settled partly by way of use and partly by way of Trust upon my eldest son Robert for his life and provision is by the same settlement made of a Joynture of part of the premisses for Margaret now his Wife and divers remainders over are thereby limited for preserving all the premisses so long as it shall please God in my name and Family And I did agree that the sume of four thousand pounds being the marriage portion of the said Margaret should be laid out in purchaseing more Lands to be settled in like manner as my said Mannor of Winslow is settled as by the said Indenture of Release may more fully appear and the said portion money be as afterwards laid out to wit two thousand two hundred pounds in purchasing an Estate at or near Broughton thirteen hundred thirty two pounds five shilling in purchasing a pasture called Pond Close at Stoke Mandevile and the remaining four hundred Sixty seven pounds fifteen Shillings in purchaseing certaine Copyhold Estates at Winslow namely the Closes called Groveleys a Messuage now or late in the Occupation of Elizabeth Glenister a Messuage now or late in Occupation of William Shelton a Messuage and little Close now or late in Occupation of

Sarah Hunt and a Cottage now or late in Occupation of Samuel Arnet and the premisses so purchased with the said four thousand pounds are settled accordingly And in an Indenture bearing date the tenth day of October 1716 the profits of a Copy hold Messuage late of Doctor William Holloway and of divers other Copy hold Lands containing by estimation two hundred Eighty six acres more or less and other Tenements and things therein mentioned scituate at Shipton and Winslow to which my brother in law Mr. Charles Shales and Peter Lownds as Trustees were admitted at a Court holden for the said Mannor of Windsor [sic] on or about the same tenth day of October upon a Surrender then made by me and my Wife to the use of them and their heirs except as in the same Indenture is excepted/ are likewise settled so that the profits of the premisses last mentioned after my decease are to be enjoyed by my said Eldest son Robert during his life and afterwards according to such severall limitations of the Trust reposed in the said Charles Shales and Peter Lowndes and their heirs as are contained in the Indenture last mentioned and

[p.3] as by the same may more fully appear all which I have freely and heartily done in a full sense of that particular affection which I bear towards my said Eldest Son (the only Issue which I had by my first Wife Elizabeth Daughter of Sr. Roger Harsnet Knight deceased and with regard to his primogeniture and in memory of the true love that was between me and his dear mother whom it pleased God to take from me soon after his birth And whereas upon or before the Marriage of my Son William with his Wife Margaret Daughter of my loving brother in Law Mr. Thomas Layton the sume of three thousand five hundred pounds (whereby two thousand pounds were advanced by myself and Fifteen hundred pounds by the said Mr Layton) was agreed to be laid out in Land to be settled according to Articles of Agreement bearing date on or about the twenty first day of August 1711. and afterwards I added to the portion of my said son William the sume of twelve hundred pounds as a particular mark of my Esteem which he has merited by his Conduct from his Childhood and the said Mr. Layton did freely give the further sume of one thousand pounds with all which sume making in the whole five thousand seven hundred pounds the Mannor or reputed Mannor of Astwood Bury has been purchased and settled upon my said Son William for his life and after his decease upon his said Wife for life with severall and respective remainders over to preserve the same in my name and Family and with severall powers all which are plainly and fully expressed in one Indenture of Release dated on or about the fourteenth day of January 1715. And whereas upon or before the Marriage of my eldest Daughter Anne late Wife of my loving Son in law Mr Thomas Jett a Settlement was made of an Estate in Somerset Shire to uses therein mentioned and the sume of Fifteen hundred pounds was by me then put into the hands of Doctor Robert Harsnet and Mr. William Snelling (who are since deceased) to be laid out in Lands to be settled on the said Mr. Jett during his life and after his decease on my said Daughter Anne for her life with severall and respective remainders over whereof some of my posterity may have the benefit as by one Indenture of Release dated on or about the third day of June 1703. doth or may more fully appear which some last mentioned is now at Interest for the benefit of such persons as are intended to

enjoy the Lands so to be purchased and by an Act of Parliament lately passed the said Estate in Somersetshire is intended to be sold and the money to arise by Sale thereof is intended to be laid out in purchasing other Lands to the like uses And whereas upon or before the Marriage of my Daughter Elizabeth now deceased late Wife of my loving son in law Mr. John Duncomb a Settlement was made of Severall Estates in the Countys of Hertford and Bucks wherein some of my posterity are or may be concerned and the sume of two Thousand pounds was then by me put into the hands of Sr. Thomas Stamp (since deceased) and Mr. George Townsend to be laid out in Lands to be settled as the Farm called Fenley Ashe was thereby settled as by one Indenture bearing date on or about the Eighteenth day of January 1705. doth or may more fully appear and the same Sume of two thousand pounds is now at Interest and secured by the mortgage of an Estate in Hertfordshire for the benefit of such persons as are to enjoy the Lands so to be

[p. 4] purchased And whereas by Indentures of Lease and release respectively bearing date the second and third days of October 1712 severall Freehold Messuages Lands woods and hereditaments in the parishes of Chesham Wendover Great Missenden and Berkhamsted St. Mary alias North Church are by me settled after my decease upon my dear and loving Wife Rebeccah for her life if she shall so long continue a Widow and unmarried in such manner and upon a condition to release her Dower as is therein mentioned and after determination of her Estate therein my dear Son Henry being lately deceased without issue upon my son Charles who is my eldest Son by her now living for his life with divers remainders over among which premises last mentioned the house by me newly rebuilt at Chesham is Comprahended And whereas by an Indenture of Lease bearing date the sixth day of October 1712 and an Indenture quadrupartite of Release and Assignment bearing date the seventh day of the same month all my Shares of and in severall parcels of \fresh/ marsh and pasture lands in or near Rumney Marsh in Kent and my Term and Terms of years in the Spring Gardens and the house and Lands holden therewith by William Swindell at or near Chelsea and Knights bridge were and are by me and my Trustees in the said Indenture Quadrupartite named settled (after my decease) upon my said Son Charles with divers remainders and appointments over And by other Indentures of Lease and Release respectively dated on or about the thirteenth and fourteenth days of October 1712 my pasture and meadow Ground called Carterlane Ground at Pitchot is settled (after my decease) upon my Son Richard for his life with divers remainders over And by Indentures of Lease and Release respectively dated on or about the seventh and Eighth days of April 1715. severall Freehold Messuages Lands and hereditaments at and near Walton and elsewhere formerly the Estate and Inheritance of John Dunston deceased are settled so that after my decease (my dear sons Edward and the said Henry being both since deceased without Issue) the same will come to my said son Charles for his life with divers remainders over And by Indentures of Lease and Release respectively dated on or about the twenty sixth and twenty seventh days of October 1716. an Estate at Barton Hartshorne be settled after my decease on my Son Joseph for his life with remainders over now I do by this my Will confirm and

declare my approbation of all and every the settlements made or agreed or intended to be made by or in pursuance of the severall Indentures before recited or mentioned and every of them respectively subject nevertheless to the severall Trusts Powers matters and things thereby respectively prescribed According to the true intent and meaning of the same And whereas I have purchased at Winslow and Shipton certaine Copy hold Lands and Tenements which are holden of the said Mannor of Windslow and are not comprehended within the two settlements of my Copy hold Estates there above recited or either of them That is to say from John Deely and others on or about the eleventh day of October 1716. a Close or peice of Ground of four acres or thereabouts and from John Hogson and Tabitha his Wife on or about the 24th day of August 1717. a Farme consisting

[p.5] of a Messuage and about forty Acres of Land and from Edward Turnam and others on or about the 20th day of April 1717 Lands containing by Estimation three Acres or thereabouts and from John Shelton William Shelton and as on or about the fifth day of December 1717 Lands containing by Estimation three acres or thereabouts and from Jane Glenister Widow and Anne her Daughter a Messuage with a Close containing about Six acres and from Robert Eden alias Udden two small Tenements since demolished and from William Cook and his Wife a Cottage and from the Trustees of Thomas Handy deceased and about a Messuage with the appurtenances amounting in all to three Messuages two demolished Tenements a Cottage and fifty six acres more or less my Will is and I do hereby declare that all and every surrender and surrenders made or to be made by my self or by me with others to the use or uses of my Will of the said three Messuages two Tenements Cottage and Lands containing about Fifty six acres and of all other my Copyhold Lands and Tenements within the Mannor of Winslow not comprehended within the two before mentioned settlements of my Copyhold Estates there and of every or any part or parts thereof shall be and enure to the use of the said Charles Shales and Peter Lownds and their heirs to whom I do hereby give and devise the same Messuages Lands and Tenements comprised or to be comprised in every such surrender to the use or uses of my Will desiring that the said Charles Shales and Peter Lownds or the survivor of them may be admitted thereunto To hold the same upon the like Trusts and Subject to the like powers and appointments as are declared or prescribed in or by the said Indentures dated on or about the tenth day of October one thousand seven hundred and sixteen of or concerning the Copyhold Estates at Winslow and Shipton thereby settled or as near thereunto as the Death or Deaths of any person or persons and other Contingencies will admit And as to my Mannors or reputed Mannors Lands Tenements and hereditaments situate or being within the parish or precincts of North Crawley and in Mulso or either of them I do hereby give and devise the same and every part thereof with their and every of their appurtenances unto my second son the said William Lowndes his heirs and Assigns To the only use and behoof of my said Son William his heirs and Assigns for ever And whereas I have at Chesham about two acres of Copyhold Land called by the name of Ludwell acre near my House newly rebuilt there called the Bury and about seventeen acres two roods and six perches of Copyhold Land belonging to my Farm

there called Dungle And I have lately purchased from Mr. William Baldwin and his Wife other Copyhold Lands containing by estimation twenty four acres more or less within the said parish of Chesham and from the Trustees of Joshua Geary deceased and others certain Copyhold Lands part of the Estate which was of the said Joshua Geary at Bellingden in the said parish of Chesham all which are surrendered or intended to be surrendered to the use or uses of my Will now my Will is and I do hereby declare that all and every Surrender and Surrenders made

[p.6] or to be made by myself or by me with others to or for the use or uses of my will of the said Copyhold Lands in the said parish of Chesham and of every or any part or parcels thereof with their appurtenances shall be and enure to the use of the said Charles Shales and of Samuel Smithin of London Goldsmith and their heirs to whom I hereby give and devise all the same Copyhold Lands with their appurtenances desiring that the said Charles Shales and Samuel Smithin or the survivor of them or the heirs of the survivor of them may be admitted thereunto to the intent that they and the Survivour of them and the heirs of the Survivor of them shall stand seized thereof in Trust for such persons of and for such Estates and purposes and subject to such powers and in such manner and form as are to enjoy my said house called the Bury and the said Farm called Sangrove by or in pursuance of the said Indenture of Release bearing date on or about the third day of October one thousand seven hundred and twelve and not otherwise And whereas I lately purchased from Elizabeth Morris John Morris and others a Little Farm in the parish of Chesham consisting of a Messuage and about thirty acres of Land and two acres of Wood ground called Bush Farm all Freehold and from the said Mr Baldwin and his wife certain Freehold Lands containing by estimation sixteen acres and an half more or less within the said parish of Chesham and from the Trustees of the said Joshua Gearey deceased and others a Freehold Messuage and Lands which were part of the said Joshuas estate at Bellingden within the same parish of Chesham I do hereby give and devise the Freehold Messuages and Lands so by me lately purchased within the said Parish of Chesham with their appurtenances to my said dear and loving wife for her life if she shall so long continue a widow and unmarried and after the determination of her Estate therein to my said son Charles for his life with like Remainders over as are settled of and in my other Freehold Lands in the said parish of Chesham and are limited appointed or to take effect by or in pursuance of the said Indenture bearing date in or about the third day of October 1712 and with and subject to such Trusts powers matters and things as are thereby specified in relation to my other Freehold Lands in that parish And whereas I have within the parish or mannor of Aylesbury severall Copyhold Lands containing together by Estimation thirty two acres more or less which on or about the fifth day of August one thousand seven hundred and thirteen were surrendered to the use or uses of my Will now my Will is and I do hereby declare that such surrender and surrenders thereof and of any Copyhold Lands whatsoever within the said Mannor of Aylesbury by me formerly purchased from Joseph Newel Elizabeth his wife and John Dunstan Gentleman or any of them with their appurtenances as I or I with others have

made or shall make to the use or uses of my will shall be and enure to the use of the said Charles Shales and Samuel Smithin and their heirs To whom I do hereby give and devise the same Copyhold Lands with their Appurtenances desiring that the said Charles Shales and Samuel Smithin or the Survivor of them or the heirs of the Survivor of them may be admitted thereunto

[p.7] to the intent that they and the survivor of them and the heirs of the survivor of them shall stand seized thereof In Trust for such respective persons Estates and purposes and subject to such powers and in such manner and form as are by the said Indenture of Release bearing date on or about the eighth day of April 1715 expressed limited and declared of and concerning my Freehold Messuages Lands and hereditaments in Walton and Aylesbury thereby settled or intended to be settled and not otherwise And whereas I lately purchased from Richard Roding and others three Closes of Freehold Land lying and being at Aylesbury I do hereby give and devise the same with their Appurtenances to my said Son Charles for his Life with like Remainders over as are settled of and in my other Freehold Lands at Aylesbury which were purchased from the said Joseph Newell Elizabeth his Wife and John Dunston and are limited appointed or to take effect by or in pursuance of the above said Indenture bearing date on or about the said Eighth day of April 1715 and subject to such Trusts powers matters and things as are therein specified in relation to my said other Freehold Lands at Aylesbury And I do hereby appoint that all persons who are or shall be seized or possessed in Trust for me or to or for such uses as I should appoint of or in any the premises settled or to be settled as foresaid shall stand and be seized or possessed thereof In Trust for such uses and purposes and to attend such Estates thereof as are limited or prescribed by such Settlements respectively and not otherwise And in case any Surrender or Surrenders to the use of my Will of any the Copyhold Lands mentioned in this my will shall be wanting or not found at my decease then I desire and entrust my heir at law to supply the same And in regard that all the settlements in this my Will writed or mentioned or hereby made or intended are generally made by me with an Intent that my Children (who are by severall venters) and their Issues may always be preferred before heirs that are not of my body I desire that such of my Offspring as may hereafter have it in their power to make new Settlements of Estates mentioned in this my Will do make the same as conformable to the Settlements by me made or intended as the Deaths of parties and other Contingencies will admit and I do hereby give and bequeath to my eldest son Robert all arrearages of Rent and mesne profits which at the time of my decease shall be due or owing to me from any of my Tenants for all or any my Copyhold Messuages Lands or hereditaments at Winslow and Shipton And to my said Wife all Arrearages of Rents and mesne profits which at the time of my decease shall be due or owing to me from any of my Tenants for all or any the premises at Chesham Wendover Great Missenden Berkhamsted St. Mary and North Church which are settled upon or devised to her or for her benefit as aforesaid And to my said son William all Arrearages of Rent and Mesne profits which at the time of my or any the premises at North Crawly or Mulso hereby devised to him And to my said son Charles all arrearages of Rents

and mesne profits which at the time of my decease shall be due or owing to me from any my Tenants for the said Estates at Romneymarsh Chelsea Knightsbridge Walton and Aylesbury or any of them and to him I give all my Books in my new Closet at Chesham

[p.8] Except one sett of Rymers Federa which I give to my son Richard and I give to my said son Richard all arrearages of Rents and mesne profits which at the time of my decease shall be due or owing to me from my Tenants for Carter Lane Ground and to my said son Joseph all Arrearages of Rents and mesne profits which at the time of my decease shall be due or owing to me from any Tenants or Tenants of my said estate at Barton Hartshorne Item I do hereby freely Release to my said son Robert the balance or Debt from him due to me upon all accounts whatsoever between us and my Will is that whatsoever he shall owe to me at the time of my decease for or upon account of such balance or Debt then owing to me shall be fully and absolutely released and discharged and I do hereby give and confirm to my severall sons and daughters respectively all such moneys Jewells Goods and other things which in my Life time have been or shall have been actually by me delivered to them severally for their respective uses it being my intention that none of my Children shall vex any other of them about things of this nature or that any things which I have or shall have delivered to my Wife or any of my Children or Grandchildren for their own particular benefits shall be reckoned or pretended by any of my Executors to be parts of my personall Estate by them to be sold or otherwise disposed Item I give to my Executors all my books medals peices of ancient Coins and Mathematical Instruments such of them as I have disposed in my lifetime to my Wife or any of my Children or others or are bequeathed by this my Will only and always excepted upon trust to permit my eldest Son Robert to have the use and wearing thereof during his life only And from and immediately after his decease upon trust that my Executors and their Administrators shall stand and be possessed of the same for the only benefit of such person and persons who for the time being are after the decease of my son Robert to enjoy the said Capitall Messuage which I built at Winslow by virtue of the limitations by way of Trust in my Settlement aforesaid my Intention being that they shall be reputed heirlomes so long as they will last Item I give to my said Wife my Coach Chariot and horses with their furniture desiring her to sell the same for her own use and benefit And I give to her all my plate which I shall not have disposed in my life time and my large Diamond Ring and all the rest of my Jewells and all my house hold Stuff and Furniture of Houses not otherwise particularly devised by this my Will to be taken and disposed by her at her free Will and pleasure I also give to my said Wife the sums of three hundred pounds in ready money to defray her Expences till Rents come in And as to all the rest and residue of the ready money which I shall leave and all such debts and sumes of money as are or shall be due or owing unto me upon any publick Fonds or securities or by any mortgages Bills Bonds or other Specialties or by any Notes or without Specialty And as to the severall Estates Mortgages and Securities for the same Debts or any of them And as to the Liberty benefit and profits granted by his Majesty to me and my heirs of holding three

Markets weekly in the parish of St. James within the Liberty of Westminster and as to the severall Leases and Terms of years which I or any in trust for me have or ought to have

[p.9] of and in all those peices or parcells of Ground containing in the whole three acres three quarters of an acre twenty Rod and an half and Fifty six foot more or less within the said parish of St. James and of and in all the Messuages Tenements and Edifices erected thereupon and standing in or near Kingstreet Carnaby Street and other Streets allyes yards and places within the Area or Compass of the said peices of Ground some or one of them with all and singular the appurtenances thereunto belonging and the Reversion and Reversions dependant or expectant upon any terms or Estates by me made or granted or to be made or granted of or in the same or any part or parcell parts or parcells thereof And the Rents thereunto incident and all arrears of those Rents And as to all my Chattells real and personall whatsoever either in Law or Equity and of what nature or kind soever belonging or to belong to me or to arise renew happen or come to me or to my Executors in my right (other then and except such Arrears of rent jewells plate sums of money Goods and other things as are otherwise in this my Will specially and particularly devised disposed or appointed I do give devise and bequeath the same and all my Estates rights tithes and Interests therein and every part thereof To my Executors herein after named and to their heirs Executors and Administrators upon trust and to the Intent and purpose that my said Executors the survivors and Survivour of them and the heirs Executors and Administrators of the Survivour of them by my said ready moneys Debts Term and Terms of years and other personall Estates so to them devised and by the Rents Interest moneys proceeds and other profits to arise from the same and by the Rents or profits of the said Markets and by selling mortgaging or Leasing to the best advantage the said peices of Ground and the Messuages Tenements and Edifices thereupon and the benefit of holding the said Markets or any of them or any part thereof or by all or any the said Ways and means or by any other ways or means as to them respectively shall seem meet shall pay and discharge all my just Debts that I shall owe to any person or persons whatsoever and my Funeral Expences and Subject thereunto upon Trust in the next place by all or any such ways and means to raise and pay to and for such of my Children and Grand-Children as are herein after named respectively such portions maintenances and sums of money as are herein after expressed that is to say to and for my said sons Charles Richard and Joseph in the sums of five hundred pounds a peice in addition to their Fortunes in Lands which I have already settled upon them the said sum of five hundred pounds to my son Charles to be raised and paid within six Months after my decease and the said Severall Sums of five hundred pounds to my sons Richard and Joseph to be raised and paid to and for them respectively when and as they respectively shall attaine or be of the age of one and twenty years and to and for my severall Daughters Clara Sarah and Mary the sums of three thousand pounds a peice which I give to each and every of them for their respective portions the same to be raised and paid to and for my said Daughters Clara Sarah and Mary respectively within six months after my decease and to

raise and pay in the mean time an Allowance after the rate of fourscore pounds per annum for the

[p.10] maintenance of oath of my said three Daughters Clara Sarah and Mary the said Allowance to commence from my Death and to be paid quarterly until the portions of my said three Daughters respectively shall be raised and paid and no longer and by all or any the ways or means aforesaid to raise and pay to and for every one of my twenty Grand Children herein after named that is to say each of the Children of my eldest son Robert namely Richard Robert John Roger Henry Elizabeth Margaret Anne and Sarah and to my Granddaughter Jane Jett and to each of the Children of my Daughter Elizabeth Duncomb deceased namely John Elizabeth and Lewis and to each of the Children of my son William Namely William Layton Margaret Charles Richard Elizabeth and Clara the sume of three hundred pounds a peice to be paid to my said Grandsons respectively when and as they respectively shall have attained the age of one and twenty years and to my said Granddaughters respectively when and as they respectively shall have attained the age of one and twenty years or be married which shall first happen nevertheless my said Executors, the survivors or Survivor of them shall and may by their discretions at any time or times before the said sums hereon appointed for my said son Joseph and for my said twenty Grandchildren respectively shall become payable raise and apply all or any part of the said moneys thereby appointed to be raised for them respectively as aforesaid for the better Durations preferment advancement putting forth or otherwise for the benefit of my said son Joseph and my said grandchildren or any of them respectively as to my said Executors and Survivors or Survivor of them shall seem meet any things herein contained to the contrary notwithstanding provided always that if any of my Daughters by my present Wife shall in her life time marry without her consent the portion of such Daughter not being then actually raised and paid then my wife shall have power to dispose all or any part of the portion or portions of such Daughter or Daughters so marrying without her consent unto and among the rest of my Children by her or any of them at her Will and pleasure any thing herein contained to the contrary notwithstanding provided always and my Will is that if any of my said Children named Charles Richard Joseph Clara Sarah Mary or any of my said twenty Grand Children shall happen to die before his or her portion or Legacy in money hereby intended shall become payable when such portion or Legacy of him her or them so dying or do much thereof as shall not have been applied for the benefit of such Child or Grandchild before his or her decease as aforesaid shall not be raised but cease for the advantage and augmentation of the overplus herein after appointed to be laid out in purchasing of Lands to be settled as is herein after mentioned and the maintenance hereby appointed for any such Child so dying shall likewise cease from and after the death of such Child provided also and my Will is that if it should happen which I cannot foresee that my said personall Estate Leases and other profits which I have hereby charged to and with the portions Legacies

[p.11] and maintenances in money to and for my said Children and Grandchildren will not be sufficient or by any accident or occasion cannot Extend to discharge fully the same then my said Executors shall pay and discharge the same portions Legacies and maintenances or so many or such of them as shall remain unsatisfied (when such insufficiency shall appear to them) in ratable proportions so far as the same Estates and profits will extend thereunto but the raising and full payment of any such portion Legacy or maintenance which shall become due payable or applicable before such Insufficiency shall appear shall not be obstructed or delayed by colour of this proviso any thing herein contained to the contrary notwithstanding And my Will is that the said Leases or terms of and in the said peices or parcels of Ground and buildings thereupon in the said parish of St. James and the benefits of the said Markets shall be and go in aid of the rest of my personal Estate aforesaid for discharging my said Debts and Funeral Expences and for raising the said portions Legacies and maintenances as aforesaid and that no Sale or Mortgage of the same ground and buildings or any of them or of the benefits of the said Marketts shall be made until some one of the said portions or Legacies shall become due or payable by virtue of this my Will And I do appoint that after all and every the said portions money Legacies and maintenances to be raised by this my Will shall be raised and paid and the Trusts aforesaid concerning the same shall be \fully performed and the Legacies given by any Codicil or Codicills which I shall add to this my Will shall/ satisfied or sufficient shall be reserved to discharge the same or such of the said portions Legacies and maintenances as shall remaine unsatisfied then the overplus that is to say all the said peices or parcells of Ground and the buildings thereupon in the said parish of St. James and the said Markets or such part thereof if any be as shall remaine unsold or undisposed for the purposes aforesaid and all such moneys Debts Securities and other things as shall or may then remaine of my said personall estate more then shall suffice to pay the said Debts Funerall Expenses portions money Legacies and maintenances shall be sold and disposed by my said Executors and Administrators respectively according to the best of his and their discretions to purchase any Mannors Messuages Lands Tenemts. Woods Rents or hereditaments of Inheritance to be settled to and for such use and purposes and with such powers and in such manner and form as are hereafter in this my Will prescribed of and concerning the same or as near there unto as the Deaths of any persons or other Contingencies or Circumstances will then admit that is to say to the use of my said eldest son Robert for the term of his life without Impeachment of wast and from and after his decease to the use of my Grandson Richard Lownds who since the death of his brother William is the eldest son of my said son Robert for the life of him my said grandson Richard without Impeachment of wast And from and after his decease To the use of the first second and all land every other son and sons of the body of my said Grandson Richard last named lawfully begotten of the body of my said Grandson Richard last named lawfully begotten and to be begotten severally and successively and in remainder one after another in order and course as they shall be in seniority of age and priority of birth and their severall heirs male of their severall and respective bodys lawfully issuing so that the elder of such sons and the heirs

[p.12] male of his \body shall always be preferred and take before the younger and the heirs male of his / and their bodies and for default of such Issue to the use of my Grandson Robert Lownds another son of my said eldest son for the life of my said Grandson Robert without Impeachment of wast And from and after his decease To the use of the first second and all and every other son and sons of the body of my said Grandson Robert lawfully begotten and to be begotten severally and successively and in remainder one after another in order and course as they shall be in Seniority of Age and priority of birth and of their severall heirs Male of their severall and respective bodies lawfully issuing so that the elder of such sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodys And for default of such Issue to the use of my Grandson John Lownds another son of my said eldest son for the life of my said Grandson John without Impeachment of wast And from and after his decease To the use of the first second and all and every other son and sons of the body of my said Grandson John lawfully begotten and to be begotten severally and successively and in remainder one after another in order and course as they shall be in Seniority of Age and priority of birth and of their severall heirs Male of their severall and respective bodys lawfully issuing so that the elder of such sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodys And for default of such Issue To the use of my Grandson Robert Lownds another son of my said eldest son for the life of my said Grandson Roger without Impeachment of wast and from and after his decease To the use of the first second and all and every other son and sons of the body of my said Grandson Roger lawfully begotten and to be begotten severally and successively and in remainder one after another in order and course as they shall be in seniority of age and priority of birth and of their severall heirs male of their severall and respective bodies lawfully issuing so that the elder of such sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodies And for default of such Issue To the use of my Grandson Henry Lownds another son of my said eldest son for the life of my said Grandson Henry without Impeachment of wast And from and after his decease To the use of the first second and all and every other son and sons of the body of my said grandson Henry lawfully begotten and to be begotten severally and successively and in remainder one after another in order and course as they shall be in seniority of age and priority of birth and of the severall heirs male of their severall and respective bodies lawfully issuing so that the elder of such sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodies And for default of such Issue To the use of all and every other son and sons of the body of my said son Robert lawfully begotten and to be begotten severally and successively and in remainder one after another in order and course as they shall be in seniority of age and priority of birth and of the severall heirs male of their severall and respective bodies lawfully issuing so that the Elder of such sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodys And for default of such issue

[p.13] to the use of William Lownds my second son for the terme of his Life without Impeachment of wast and from and after his decease To the use of my Grandson William Lownds first son of my said son William for the life of him my said Grandson William for his life without Impeachment of wast and from and after his decease To the the [sic] use of the first second and all and every other son and sons of the body of him my said Grandson William lawfully begotten and to be begotten severally and successively and in remainder one after another in order and course as they shall be in Seniority of Age and priority of birth and of their severall heirs Male of their severall and respective bodys lawfully issuing so that the elder of such sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodys And for default of such Issue To the use of my Grandson Layton Lownds another son of my said William for the life of the said Layton Lownds without Impeachment of wast and from and from [sic] his decease to the use of the first second and all and every other son and sons of the body of him my said Grandson Layton lawfully begotten and to be begotten severally and successively and in remainder one after another in order and course as they shall be in Seniority of Age and priority of birth and of their severall heirs male of their severall and respective bodys lawfully issuing so that the elder of such sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodys And for default of such Issue To the use of my Grandson Charles Lownds another son of my said son William for the life of him the said Charles Lownds without Impeachment. of wast and from and after his decease To the use of the first second and all and every other son and sons of the body of him my said Grandson Charles lawfully begotten and to be begotten severally and successively and in remainder one after another in Order and course as they shall be in Seniority of Age and priority of birth and of their severall heirs male of their severall and respective bodies lawfully issuing so that the Elder of such Sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodys And for default of such Issue To the use of my Grandson Richard Lownds another son of my said son William for the use of the same Richard Lowndes without Impeachment of wast and from and after his decease to the use of the first second and all and every other son and sons of the body of the same Richard lawfully begotten and to be begotten severally and successively and in remainder and after another in order and course as they shall be in Seniority of age and priority of birth and of their severall heirs male of their severall and respective bodies lawfully issuing so that the elder of such sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodies And for default of such Issue to the use of all and every other son and sons of the body of my said son William lawfully begotten and to be begotten severally and successively and in remainder one after another in order and course as they shall be in Seniority of age and priority of birth and of the severall heirs Male of their severall and respective bodies lawfully issuing so that the Elder of such sons and the heirs

[p.14] Male of his body shall be preferred and take before the younger and the heirs male of his and their bodies And for default of such Issue To the use of my son Charles Lowndes for his life without Impeachment of wast And from and after his decease To the use of the first second and all and every other Son and sons of the body of my said son Charles lawfully begotten and to be begotten severally and successively and in Remainder one after another in order and Course as they shall be in Seniority of Age and priority of both and of the severall heirs male of their severall and respective bodys lawfully issuing The elder of such sons and their heirs male of his body to be always preferred and to take before the younger and the heirs male of his and their bodys And for default of such Issue To the use of my son Richard Lowndes for his life without Impeachment of wast and from and after his decease To the use of the first second and all and every other son and sons of the body of my said son Richard lawfully begotten and to be begotten severally and successively and in remainder one after another in order and course as they shall be in Seniority of Age and priority of birth and of the severall heirs male of their severall and respective bodys lawfully issuing so that the Elder of such sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodys And for default of such Issue to the use of my son Joseph Lowndes for his life without Impeachment of wast And from and after his decease to the use of the first second and all and every other son and sons of the body of my said son Joseph lawfully begotten and to be begotten severally and successively and in remainder one after another in order and course as they shall be in Seniority of age and priority of birth and of their severall heirs Male of their severall and respective bodys lawfully issuing so that the Elder of such sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodies And for default of such Issue To the use of all and every other son and sons of my body begotten and to be begotten severally and successively and in remainder one after another in Order and course as they shall be in Seniority of Age and priority of birth and of the severall heirs male of their severall and respective bodys lawfully issuing so that the Elder of such sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodies And for want of such Issue as aforesaid To the use of the heirs of the body of my said son Robert and for default of such Issue To the use of my own right heirs for ever nevertheless my will and meaning is That in the settlement or Settlements to be made of the premises to be purchased with the said overplus of my personall Estate or any part thereof there shall and may be incerted such Limitations to Trustees to be nominated by my Executors or the Survivors

[p.15] or Survivour of them or the heirs of the Survivor of them to preserve contingent remainders as are usuall in Settlements as by Councill learned in the Law shall be advised And also a proviso and power for any person or persons who pursuant to the Limitations before in this my Will aforescribed shall be in possession of the premises so to be purchased and settled or any part thereof for life or in tail and shall be of the full age of one and twenty

years to make any Lease or Leases of the same or any part thereof for any term not exceeding one and twenty years so as every such Lease be made to take Effect in possession and not in Reversion remainder or Expectancy and so as there be reserved there upon the best and most improved yearly Rents that can reasonable be obtained or gotten for the same premises or such of them as shall be so Leased to continue payable according to the Limitations or appointments in this my Will for and during all such term and terms of years respectively without taking any sume or sums of money or other thing by way of Fine, or Income for or in respect of such Lease or Leases And so as such Lease or Leases be not made dispunishable for wast and so as in every such case there be contained a Condition of Re entry for non payment of the rent or rents thereupon respectively to be reserved with reasonable Covenants on the Lessees part and so as the respective Lessees do execute Counterparts thereof and likewise a proviso and power for any of my sons or Grandsons or any of their heirs male who pursuant to the Limitations before in this my Will prescribed shall be in the actuall possession of the premises so to be purchased and settled or entitled to the immediate perception of the rents and profits of the same or any part thereof for life or in tail when such son Grandson or heir male respectively shall be of the full age of one and twenty years or more and not otherwise from time to time by any Deed or writing Deeds or writings to be signed and Sealed in the presence of two or more credible witnesses to grant limit or appoint the same premises for the Rents and profits thereof or any part thereof for the use or benefit of any woman that shall then or afterwards be the wife of such son Grandson or heir male respectively in full or in part of a Joynture or for the better Support of or for such woman in Case she survives her heirs and for any term not exceeding the term of her life so as there be but one such Joynture or Incumbrance of the same thing at the same time and so as the same do not impeach any Lease made pursuant to the powers to be incerted as aforesaid and then in being And in regard it may happen that some part of the premises so to be purchased with the overplus of my person all Estate may happen to be Copyhold Estate or Estates of Inheritance my Will and meaning is that such Copyhold Estate or Estates of Inheritance may be Surrendered and passed to the use of such person or persons and his or their heirs as my Executors the Survivours or Survivor of them or the Executor or Administrators of the survivor of them shall nominate upon such Trusts to be declared in Writing for that purpose and in such manner as that the rents and profits of such Copyhold Estate and Estates may be received and enjoyed by the same person and for the like Estates and with the like remainders over and with the like powers and in such manner and form as the Freehold premises to be purchased as aforesaid are by this my Will limited appointed or intended to be settled and enjoyed

[p.16] or as near thereunto as the Deaths of parties and other Contingencies or the nature of Copyhold will admit And my Will is that the said Overplus before described and hereby appointed to be sold or disposed to purchase Lands as aforesaid and every or any part thereof shall or may be so sold or disposed for that purpose in such parts and parcells from time to time as to my said Executors the Survivors or Survivor of them his or her Executors

or Administrators shall seem meet and I do will devise and ordaine that in the mean time and till such purchased and purchases shall be made as aforesaid the rents Issues Interest moneys and proceed whatsoever of all the said Ground buildings markets money securities and other things whereof the said overplus doth shall or may consist as aforesaid or so much thereof as shall from time to time remaine unsold or undisposed to purchase Inheritance as aforesaid all and every the said portions Legacies and maintenance to be raised by this my Will being in the first place raised and paid and the Trusts aforesaid concerning the same being fully performed my intent and meaning being that all the said portions Legacies and maintenance shall be discharged or Sufficient of my personal or other Estate for discharging the same shall be reserved in the first place shall go and be received and enjoyed by such respective person and persons and to his her and their own use and uses who for the time being are to possess and enjoy or receive the rente and profits of the Lands or Tenements of Inheritance intended to be purchased with such overplus (in case the same were so purchased) in such manner and form and for such respective time and times only as such persons respectively should enjoy such purchased Lands or the profits thereof by this my Will or by the settlement to be made in pursuance of the same And I do hereby constitute and appoint the honourable Richard Hill and the said Charles Shales Thomas Jett and John Duncome [blank] to be Executors of this my last Will and Testament and I do hereby Will direct and appoint that my said Executors and all other persons who shall be entrusted in the Execution of this my Will or any part thereof and every of them shall and may from time to time reimburse themselves in the first place all such Costs Expences and disbursements as they or any of them shall necessarily be put unto or expend be it to satisfy Fines for admittances to any of my Copyhold Estates or to prosecute or defend my right in law or equity to any part of my Estate real or personall or otherwise howsoever in or about the Execution of the Severall and respective Trusts in them reposed respectively or in or for the performance of this my Will the same Costs Expences and disbursements to be satisfied and defrayed from time to time out of the respective Estates real or personal committed to their Care and Trust respectively and that my said Executors and other Trustees aforesaid and every of them shall only be Chargable with and accountable for such moneys as shall actually come to their hands by virtue of the said Trusts and no more and not the one for the other of them or for the Acts Deeds Receipts or Disbursments of one another but only for his particular Acts Deeds Receipts or Disbursments nor with or for the loss of any moneys which shall happen without his willfull default in putting for the money to interest or in laying out money to

[p.17] purchase Lands or otherwise And the said Richard Hill Charles Shales Thomas Jett John Duncomb [blank] shall severally be allowed the sume of Forty pounds which as an acknowledgement only I give to each of them for mourning and I intreat my Executors to take on them the trouble of executing this my Will and moreover I do give to my Wife one hundred pounds and to my sons Robert and William one hundred pounds apiece and to my sons in Law Mr. Jett and Mr. Duncomb each Forty pounds to buy mourning for their

respective Families \to be paid on my decease/ and I do hereby make my said dear and loving wife (she continuing my widow) and after her Death or marrying again then the said Charles Shales and in Case of his Death then the said Thomas Jett and in Case of his death then the said John Duncombe to be Guardians of such of my Children by my present Wife as shall be under the age of one and twenty years till they respectively attaine that age and I do appoint and humbly desire the honourable John Smith late Chancellor of the Exchequer and the said Richard Hill that they will please to be overseers of this my Will and if any difference arise between my wife and Children or any of them or between any of my Children in relation to any portion Legacy or Goods by me hereby devised my will is that the same shall be determined finally by my overseers before named or the survivor of them without suit in Law or Chancery and I do hereby revoke all former Wills and Codicills This my Will being upon Seventeen Sheets of paper all of my own handwriting I have set my hand and seal to the first and last sheets thereof this seventh day of March in the year of our Lord one thousand seven hundred twenty one Stilo veteri \annoque/ R.R. Georgii Magnae Britanniae etc. octavo. Wm. Lowndes. This Will consisting of seventeen sheets of paper was by mr. William Lowndes the Testator signed and sealed and by him published and declared as and for his last Will and Testament in the presence of us who have hereunto subscribed our names as witnesses in the presence of the said Testator Mark Frecker Robert Burnbury John Beresford Wm. Empson.

A Codicil.

Whereas I have contracted with Mr. Thomas Leheup to give three thousand pounds with my Daughter Clara in Marriage with his son Mr. Peter Leheup for her portion I do therefore hereby revoke and countermand the Legacy of three thousand pounds devised by my foregoing Will for her portion witness my hand and seal this second day of August one thousand seven hundred twenty and two. Wm. Lowndes Senr. Signed sealed and published in the presence of Will. Wyatt. Samuel Barnesly

Another Codicil

And Whereas since making my Will aforegone the reversion and Inheritance as well of and in the Spring Gardens and the house and Lands holden therewith by William Swindoll at or near Chelsea and Knightsbridge in my said Will (fol. 4) mentioned to have been settled after my decease upon my son Charles as also of and in all those peices or parcells of Ground containing in the whole

[p.18] three acres three quarters of an acre twenty Rods and an half and Fifty six Foot more or less within the parish of St. James within the Liberty of Westminster and all the Messuages Tenements and Edifices erected thereupon and standing in or near Kings –Street Carnaby Street and other Streets Alleys yards and places within the Area or Compass of the same peices of Ground mentioned likewise in my Will (fo. 9) are by an Act of parliament of this ninth year of his majesties Reign vested and settled in Mark Frecker and Thomas Bowen

Gent. in Trust for me and my heirs And in and by the same Act it is provided and Enacted that my term of ninety nine years therein shall wait upon and attend the said Freehold and Inheritance of the premises vested in the said Mark Frecker and Thomas Bowen and their heirs in Trust as aforesaid and since the making my said Will I have also purchased from Edward Smith Gent. and Frances his Wife another Sixth part of and in the severall parcells of fresh Marsh and pasture Lands mentioned in my Will (fo.4) to lye in or near Rumney Marsh in Kent which sixth part is Conveyed to me and my heirs And severall terms of years therein are assigned to the said Thomas Bowen in trust to attend my Inheritance of and in the same Now as to the said Reversion and Inheritance of and in the said Spring Gardens and the said house and Lands holden therewith by the said William Swindell at or near Chelsea and Knightsbridge And as to the said sixth part by me newly purchased of and in the said Fresh Marsh and pasture Lands in or near Romney Marsh my Will is and I do hereby appoint That after my decease the same shall go to and be enjoyed by my said son Charles with such Remainders and appointments over and with such powers and restrictions and in such manner and form as by the Indenture Quadrupartite bearing date the Seventh day of October 1712. (in my Will mentioned (fo.4) are limited or appointed of or concerning the other Shares which I then had in the said fresh Marsh and pasture Lands in Romney Marsh and my severall Trustees shall stand seized and possessed thereof accordingly And as to the said Reversion and Inheritance of and in the said peices and parcells of Ground containing in the whole three acres three quarters of an acre twenty rods and an half and Fifty six feet more or less within the said parish of St. James and of and in all the Messuages Tenements and Edifices erected thereupon standing in or near Kings Street Carnaby Street and other Streets Alleys yards and places within the Area or Compass of the same peices or parcells of Ground or either of them with their appurtenances my Will is and I do hereby appoint that the said Mark Frecker and Thomas Bowen and the survivor of them and the heirs of the survivor of them from and after my decease shall stand and be seized of the Reversion and Inheritance last mentioned in trust by sale or sales or by joining in any Sale or Sales or otherwise to raise moneys to be applied with the other provisions made by my Will for or towards payment of my Debts Funerall portions money Legacies and maintenances prescribed by my Will to be paid and after the payment thereof or raising sufficient to discharge the same then the moneys so to be raised or the residue thereof

[p.19] shall be applied (as the overplus mentioned in my Will is directed to be applied) in or for the purchasing of Lands or hereditaments to be settled as in my said Will is prescribed and for such other uses and purposes as in my said Will is directed of or concerning such overplus moneys witness my hand seal this one and twentyeth day of June one thousand seven hundred twenty three. Wm. Lownds Senr. Signed Sealed and published in the presence of us who have subscribed our names in the presence of the Testator Robert Burnbury John Beresford Chris. Lowe Wm. Erdman Fox.

Another Codicil to be also taken as part of my Will

And whereas since the making of my Will and Codicils before going I have purchased from the right Honourable Sr. Peter King Knight Lord Chief Justice of his Majesties Court of Common Pleas And from Sr. Nicholas Carew Baronet and Dame Elizabeth his Wife and from William Temple Esquire and their respective Trustees a Capitall Messuage and Several other Messuages Cottages Lands Tenements Woods and hereditaments at North Craweley Chichley Astwood and Newport Pagnell Some or one of them in the County of Bucks and the perpetuall Advowson of the Parish Church of North Crawley all which were formerly the Estate of Nicolls Hacket Esq. deceased Now I do hereby give and devise the said Capitall Messuage and other Messuages and the said Cottages Lands Tenements Woods and hereditaments

[p.20] last mentioned with their appurtenances (the Advowson of the Church of North Crawley only excepted) unto my Executors named in my foregoing will and to their Executors Administrators and Assigns to hold the same for the term of ninety and nine years to be reckon'd from the day of my decease without Impeachment of wast upon Trust nevertheless by or out of the rents Woodsales or other profits thereof to raise and pay such sume and sums of money as are hereinafter mentioned for such of my Children and Grandchildren respectively as are herein after particularly named (over and above such sums as are in and by my Will given or appointed to or for any of them respectively) That is to say to and for my sons Richard and Joseph three hundred pounds a peice to be paid to them respectively when and as they respectively shall attaine the age of one and twenty years and to and for every one of \my/ eighteen Grandchildren herein after named that is to say each of the Children of my eldest son Robert namely Richard Robert John Roger Henry Elizabeth Margaret Anne and Sarah and to and for the two younger Children of my Daughter Elizabeth Duncombe deceased namely Elizabeth and Lewis and to and for each and every of the younger Children of my son William namely Layton Charles Richard Henry Margaret Elizabeth and Clara the sume of two hundred pounds a peice to be paid to my said Grandsons respectively when and as they respectively shall have attained the age of one and twenty years and to my said Grandaughters respectively when and as they respectively shall have attained the age of one and twenty years or be married which shall first happen nevertheless my said Executors the Survivours or Survivor of them shall and may be their or his discretion at any time or times before the said sums by this codicil appointed for my said eighteen Grandchildren respectively shall become payable raise and apply all or any part of the said moneys intended by this Codicil for them respectively for the better Education preferment advancement putting forth or otherwise for the benefit of my said Grandchildren or any of them respectively as to my said Executors the Survivours or Survivor of them shall seem meet provided also and my Will is that if either of my Children named Richard and Joseph or any of my said eighteen Grandchildren shall happen to dye before his or her Legacy in money by this Codicil shall become payable then every such Legacy of him her or them so dying or so much thereof as shall not have been applied for

the benefit of such Child or Grandchild before his or her decease as aforesaid shall not be raised but shall cease for the benefit of those who shall be entitled to the reversion of this Estate late of the said Nicolls Hacket And as to the Freehold and Inheritance of the said Capital Messuage and other Messuages and the said Cottages Lands Tenements Woods hereditaments and premises formerly the Estate of the said Nicolls Hacket (the said Advowson excepted) I do hereby give and devise the same (subject nevertheless to the said terme for raising such moneys as aforesaid for such of my Children and Grandchildren as are before named) in manner following that is to say To my Grandson Richard (eldest son of my son Robert) for the life of him the said Richard without Impeachment of wast And from and after his decease to the first second and all

[p.21] and every other son and sons of the body of my same Grandson Richard lawfully begotten and to be begotten severally and Successively and in remainder one after another in order and course as they shall be in Seniority of age and priority of birth and their severall heirs Male of their severall and respective bodys lawfully issuing so that the elder of such sons and the heirs male of his body shall always be preferred and take before the younger and the heirs male of his and their bodys And for default of such Issue Then I give and bequeath the same premises (except before excepted) to such other of my Grandchildren and others respectively for such respective Estate and Estates and to take effect in such course order manner and form as in and by my Will aforegoing are prescribed or intended to take and to take effect after the decease of my said Grandson Richard last named and the failure of Issue male of his body of and in the Lands Tenements or hereditaments by my said Will appointed to be purchased with the overplus of my other Estates therein described and with the like powers for my same Grandson Richard and other Grandchildren to make Leases and also Joyntures and provisions for Wives and under the same Rules and Restrictions as are directed by my Will to be incerted in the Settlement of the Estate to be purchased with the said overplus provided always and my Will and meaning is That after all and every the sums of money by this Codicil intended for such of my Children and GrandChildren as aforesaid shall be raised and paid or money sufficient shall be raised by or out of my Estate hereby charged therewith compleatly to discharge the same Or if the reversioner shall advance to my said Executors the Survivours or Survivor of them or the Executors or Administrators of the survivor of them so much money as shall be sufficient to discharge the same or so much thereof as shall remaine unsatisfied then the said form of ninety nine years shall cease or be assigned for the benefit of the Reversioner and as to the \said/ Advowson I do hereby give and devise the same to the said Executors in my Will named and to their heirs and Assigns for ever upon Trust that they their heirs and Assigns when soever the said Church at any time or times shall become void do present thereunto some one of my Sons or Grandson (being then capable and duely quallified) as my \said/ Executors their heirs or Assigns in his or their discretions shall judge to be most fit if any of my said Sons or Grandsons shall by duely quallified and capable there of at the time of any such vacancy And if none of them be duely quallified and capable to accept the Institution

and Induction into the said Church That my said Executors their heirs or Assigns shall and do in every such Case present some other fit and able person being duely quallified to supply any such vacancy taking such bond or bonds Covenants or Securities of Resignation as shall be lawfull and usuall in such Cases And upon every or any such Resignation to present one of my Sons or Grandsons when any such shall appear to them to be able capable and fit to accept Institution and Induction into the same Church provided always and my will land meaning is that \when/ all my Sons and Grandsons who may possibly become capable and accept Institution and Induction as aforesaid shall be dead then my Executors and Trustees before mentioned their heirs or Assigns shall at the request

[p. 22] Cost and Charges of such person as shall then be the heir male of my body And in default of such heir Male then of my right heirs Grant and Convey over to such heir Male of my body and his heirs for ever and in default of such Heir Male then to my right heirs forever the said Advowson with all the rights privelidges and appurtenances thereof And my will is that my said Executors in executing the severall Trusts by this Codicil committed to them shall in the first place be reimbursed out of my said Estate at North Crawley hereby devised allsuch Costs Expences and disbursements as they shall necessarily be put to or expend concerning the same Trusts or any of them and that they shall not be Chargable one for another or for the defaults or misferances of one another but every one for his own willfull defaults and Misferances only Witness my hand and seal this fourth day of January in the year of our Lord 1723. And in the tenth year \of the Reign/ of our Sovereign Lord King George over Great Britaine etc. Wm. Lowndes Sen. Signed Sealed and published in the presence of us who have Subscribed our names in the presence of the Testator Robt. Burnbury John Beresford Chris. Lowe Wm. Empson

[Latin:] Probatum fuit huiusmodi Testamentum apud London (cum quatuor Codicillis annexis) coram Venerabili viro Exton Sayer Legum Doctore Surrogato Venerabilis et Egregii viri Johannis Bettsworth Legum Doctoris Curie Prerogative Cantuariensis Magistri Custodis sive – Commissarii legitime constituti Decimo Octavo die Mensis Februarii Anno Domini Millesimo Septingentesimo vicesimo tertio Iuramentis Honbilis Richardi Hill Caroli Shales Thome Jett et Johannis Duncombe Armiger' Executorum in dicto Testamento nominat Quibus commisa fuit administratio omnium et singulorum bonorum iurium et creditorum dicti defuncti de bene et fideliter administrando eadem ad Sancta Dei Evangelia jurat.

Examr.

[Translation:] This will was proved at London with 4 codicils annexed before the venerable Exton Sayer, doctor of laws, surrogate of the venerable and distinguished John Bettsworth, doctor of laws, master, warden or commissary of the Prerogative Court of Canterbury legitimately apointed, on 18 Feb. 1723 on the oaths of Hon. Richard Hill, Charles Shales, Thomas Jett and John Duncombe gent, executors named in the said will, to whom was entrusted administration of all the goods, rights and credits of the said deceased, and they swore on God's holy Gospels about administering them well and faithfully.

