

The following document was photographed on the 26th of March 2014 in The Norris Museum in St Ives (UMS/Covin/13) and dates from 15th April 1631. It is between Henry & Penelope Negus who are renting out premises and land to Henry Browne

Due to its size, it was photographed in four parts not only did this make it difficult to transcribe but the language used is archaic making it difficult to follow. I have therefore transcribed it using best endeavours and converting to more apt language where possible.

This Indenture made the fifteenth day off April in the Seventh year off the Reign of our Sovereign Lord Charles by the grace of God King of England Scotland France and Ireland defender of the faith etc

Between Henry Negus of Covington in the county of Huntingdonshire labourer and Penelope his wife on the one part and Henry Browne of the same town and county blacksmith on the other part.

Witnessed; that the said Henry Negus and Penelope as well for and in consideration of the sum of eight pounds and fifteen shillings of good and lawful money of England to them the said Henry Negus and Penelope by the said Henry Browne well and truly in hand paid before the sealing and deliver hereof the receipt whereof they the said Henry Negus and Penelope do acknowledge by these present and thereof and of every part and parcel thereof do exonerate acquit and discharge the said Henry Browne his heirs executors and administrators and assigns and every off them by these present as also for divers other good causes and considerations them the said Henry Negus and Penelope hereinto especially moving Have demised granted and to farm let and by these present do demise grant and to farm let unto the said Henry Browne his executors administrators and assigns All that shop of the said Henry Negus called the smith's shop as it is now in the occupation of the said Henry Browne or his assigns in Covington aforesaid without any manner of passage into the year the doer to be made nor the street And also all the arable lands with their several meadows grass and all other appurtenant now in the occupation of the said Henry Negus and Henry Browne or either of them therefore then or there assign or assigns situated lying in the several fields off Covington aforesaid

That is to say half an acre upon trees stump furlong one rood upon Maulkun furlong two roods upon long furlong in the nether field and one rood at Deane brook furlong, And also, the commons of pasture pasturage and feeding of and for one cow 3 housed sheep to be lately in the fields and in several places of or in Covington aforesaid

To Have and to Hold all the said sheep arable lands commons and all and singular the appurtenances with their and every appurtenances unto the said Henry Browne his executors' administrators and assigns from the feast of St Michael the Archangel next ensuing the date hereof unto the full end and term off eighteen years from thence next and immediately ensuing fully to be completed fully to be end Yeilding and paying therefore yearly durant (**ending or lasting**) the said yielded and paid unto Henry Negus and Penelope their heirs and assigns the yearly rent of two pence

lawful money of England at the feast of St Thomas the alphonso yearly when demanded

And the said Henry Browne for him his executors and administrators assigns and every of them doth covenant promise and grant to and with the said Henry Negus and Penelope their heirs and assigns and with every of them by these presents that he the said Henry Browne his executors and administrators and assigns and every of them shall and will at all times hereafter from time to time rightly maintain and keep in sufficient repair all the said premisses before demised and at the end of the said term in such sufficient repairs shall and will leave and yield the same into the hands of the said Henry Negus and Penelope their heirs and assigns and also that he the said Henry Browne his executors and administrators shall and will expend and lay upon the premisses all the muck or compost that the said Henry Browne shall make of all his crops the three last years of the term aforesaid and also that he the said Henry Browne his executors shall and will leave and lent from all the fallow land and sheep and cows commons belonging to the demised premises at and upon the Annunciation of our Lady St Mary the virgin which shall be next before the end of the term aforesaid

and the said Thomas Negus and Penelope his wife for them and other of them there together of their heirs executors and administrators and every of them do covenant promise and grant to and with the said Henry Browne his executors administrators and assigns and with every of them by these presents, that he the said Henry Browne his executors' administrators and assigns and every of them shall and may at all times hereafter from time to time during the said terms lawfully peaceably and quietly have hold use occupy possess and enjoy all the said shops arable lands commons and premisses aforesaid with their and every of their appurtenances without any manner of let trouble denial expulsion eviction incumbrance or interruption of or by the said Thomas Negus and Penelope his wife or either of them their or either of their heirs executors administrators or assigns or of or by any other person or persons lawfully claiming any right title or interest in or to the demised premisses or any part thereof by from or under them or any of them or by their or any of their act assent consent means or procurement

In witness whereof the parties abovenamed to these present Indentures have interchangeably set to their hands and seals dated the day and year first above written 1631

the mark of Henry **H** Browne

