

Original Document.

Communicated by Mr. J. C. L. STAHLSCHMIDT.

It is a well-known fact that the ground on the north side of Throgmorton Street, upon which the Hall of the Drapers' Company stands, was acquired by that Guild by purchase from the Crown in or about 1544, and that it had been previously the property of Thomas Cromwell, Earl of Essex, on whose attainder it had of course escheated to the King.

Stowe's graphic description of the Vicar-General's high-handed proceedings, enlarging his borders at his neighbours' expense, is also well known.

But the manner in which the land became Cromwell's property has, I think, never come to light. I have some recollection of seeing it stated, where I cannot now say, that it had been probably part of the possessions of the Austin Friars granted to Cromwell after the suppression.

This, however, is not the case. It was acquired by purchase, and the documents relating to the transaction are all enrolled in the Court of Hustings at Guildhall. They are three in number. 1st. The contract for sale, which is here printed. 2nd. The actual conveyance. 3rd. Power of Attorney to give seisin.

It would be interesting to know how far the transaction was a *bonâ fide* one, *i.e.*, whether the purchase money, £200, was the fair value of the property conveyed, or whether the prior and convent judged it wise to propitiate by a sale under market price. To my mind it seems likely.

The plan or "platt," as it is called in the deed, is the earliest I have seen.

Phit tent in Husteng London die Lune px ante ffestum sancti Dunstani Archiepi Anno Regni Regis Henrici Octavi vicesimo sexto.

This Indenture made the xiiijth day of Maye in the xxvjth yere of the Reigne of or sov'aigne lorde kinge Henry the viijth Betwene Thomas Cromwell esquier Secetary to or said sov'aigne lorde on the one ptie And George Broun pvyneyall of the order of the ffreers Augustynes w^t in the realme of Englonde & prio^r of the house of ffreers heremitt^e of the order of sainte Augustyne w^t in the Citie of London & the ffreers & Covent of the same house on the other ptie Witnesseth that the said prior ffreers & Covent by theire hole & mutuall assent & consent of the hole Chapter for the so^me of CC li of goode & lauffull money of Englonde vnto the said prior & Covent well & truly contented & paide by the said Thomas Cromwell the day of thensealing of thise Indentures wherof the prior & Covent knolage theyū selves truly & fully to be satisfied contented &

paide And the same Thomas Crumwell his heires & executo's therof to be clerely discharged & acquitted by this p'sent^e have bargayned & solde & by these p'sent^e clerely bargayneth & sellet to the said Thomas Crumwell & to his heires for ev' all those theire Mesuages Curtlages & gardeyns landes & teit^e w^t thapp'ten^{anc}e as they ar sett lying & being in the pishe of saint Peter of Bradstrete in the Citie of London adioyning to the saide house of Augustyne ffreers w^t all evidence dedes charters & mynument^e concerning the same Whiche mesuag^e Curtlages & teit^e lye & ar sett togeder in bredyth betwene the house or teit of the said prior & ffreers nowe in the tenure of one Robt Lys and the way leding from thausten ffreers gate aswell to the churche of the said Austen ffreers As towarde Londoni waft on the easte pte And the teit^e bylding^e & gardeyn now in the tenure of Antony Vyvald on the west pte And conteynith in Bredyth at the south end betwene the said teit of Lys & the said bylding^e of Vyvaldes Cv fote And at the north end betwene the said way & the said bylding^e & gardeyns of Antony Vyvaldes Cij fote And also lyeth & stretcheth & conteyneth in length betwene the high streate called Bradstrete on the south pte vnto the teit & gardeyn of the said prior & Covent nowe in the¹ of Thomas Pawlett esquier on the North pte As it ys more apparatly dilated in a platt indented herevnto annexed. To have & to holde all the said Mesuag^e or gardeyns Curtlages dedes charters & mynument^e & all other the p'misses w^t thapp'ten^{anc}e to the said Thomas Crumwell & to his heires to the only vse of the said Thomas Crumwell and his heires forev' And the said prior & Covent for theym & theire successo's coven^{ante} & graunt to & w^t the said Thomas Crumwell his heires & executo's by thise p'sent^e that they the said p'io^r & Covent and theire successo's shall onthisside the feaste of the Nativitie of sainte John Baptist next coming after the date herof make or cause to be made to the said Thomas Crumwell & to his heires or to such psones As the said Thomas Crumwell shall name & appoynt & to their heires to the only vse of the said Thomas Crumwell & of his heires and assignes forev'. A goode suer sufficient lafull & indefecyble estate or estates in fe symple of & in all the said Mesuag^e Curtlages gardeyns & all other the p'misses w^t their app'ten^{anc}e be yt by fyne feoffement Recov'e Release w^t warrauntie againste all men or otherwise at the costes and charges in the lawe of the said Thomas Crumwell his heires or assignes Discharged of all former bargaynes and sales leases willes former titles interest^e & right^e statutes mch^{ant} & of the staple Judgement^e Recognisaunc^e execucons issues ffynes & a'meyament^e forin condicions Rent^e ffes Annuites & of the Arrerages of the same & of all oder incombraunces whatsoev' they be the chief rent^e going oute of the p'mises & fromhensforth to be due to the chief lorde or lordes of the fee or fees of the p'mises only excepted. To have & to holde all the said mesuages & gardeyns & all other the p'misses w^t thapp'ten^{anc}e to the said Thomas Crumwell & to his heires or to the said suche psones as the said Thomas Crumwell shall name & appoynte & to their heires to thuse of the said Thomas Crumwell & of his heires forev' And also the said prior & Covent for theym & theire successo's coven^{ante} & graunte to & w^t the said Thomas Crumwell his heires & executo's that they the said prior & Covent and theire successo's shall onthisside the said feaste of the Nativite of sainte John Baptist deliv' or cause to be deliv'ed to the

¹ "Tenure" *om. text.*

said Thomas Crumwell or to his heires or assignes all suche evidence dedes charters writing^e escript^e & mynument^e as the said prior & Covent or any of theym or any other p^{er}son^e or p^{er}sones to their vse or knolage & by their deliv^e now have in his or their keping concerning the p^{er}misses the whiche the said prior & Covent or any of theym may reasonably come by And furdre more the said priors freers & Covent coven^{ant}e & g^{ar}unte by thise p^{re}sent^e for theym & their successo^rs to & w^{it}h the said Thomas Crumwell his heires & executo^rs, that they the said prior freers and Covent nor their successo^rs nor any other p^{er}son^e or p^{er}sones for theym or in their name by their Insitacon p^{ro}curem^{en}t or assent shall fromhensforth dos or suffer to be done any thing or thing^e Acte or Act^e whiche may or shall disturbe vex inquiet or trouble the said Thomas Crumwell his heires or assignes or any other p^{er}son^e or p^{er}sones having clayming or p^{re}tending vnto the said Mesuage¹ & other the p^{er}misses or any p^{ar}cell thereof to thuse of the said Thomas Crumwell & of his heires and assignes, but that the said prior freers & Covent & their successo^rs At all tymes hereaft^r when the said prior or his successo^rs priors of the said house shalbe thervnto required by the said Thomas Crumwell his heires or assignes shall knolage & cause to do suffer to be done suffred & knolaged all & ev^{er}y suche thing & thing^e Acte & Actes As shalbe ferther devised by the lerned counsell of the said Thomas Crumwell his heires & assignes for ther assuraunce and sure makinge of & in the p^{er}misses & ev^{er}y p^{ar}cell thereof to theym & to their heires forev^{er} more Discharged in maner & fo^rme as ys aforsaid To all whiche coven^{ant}e¹ g^{ar}uantes & agremt^e afore rehersed & on the behalf of the said prior & freers and Covent and their successo^rs to be well and truly done p^{er}fo^rmed and fulfilled the said prior freers & Covent byndeth theym selves & their successo^rs by thise p^{re}sent^e to the said Thomas Crumwell & his executo^rs in the some of M^l ii sterling

Into w^{it}nesse wherof to the one p^{ar}te of this Indenture remayning to & w^{it}h the said prior freers & Covent, the said Thomas Crumwell hath setto his seale & subscribed his name And to the other p^{ar}te of the same Indenture remayning to & w^{it}h the said Thomas Cromwell the said prior freers & Covent have aswell setto their co^oen seale. As also have ev^{er}y of the same freers subscribed his name. Dated in their chapt^r house the day & yere abovesaid.

Recognit fuit hoc scriptu Indentat decimo octavo die
Maij Anno regni Regis Henrici octavi vicesimo sexto
p^{re} infranoiat^r Georgiu Broun p^{ro}vincialem coram Jo^hne
Champneys civi^{te} London Aldro et Jo^hne Baker eiusdem
Civi^{te} recordator.