

SUMMARY: The document below is the Prerogative Court of Canterbury copy of the last will and testament, dated 17 November 1592 and proved 4 March 1594, of Sir Rowland Hayward (d. 5 December 1593) (spelled Heyward throughout the will below), Lord Mayor of London, whose mansion, King's Place in Hackney, was purchased by Oxford's second wife, Elizabeth Trentham, from the testator's executors. For Elizabeth Trentham's purchase of King's Place, see TNA C 66/1476, m. 19 on this website.

The testator was the eldest son of George Hayward (d.1557) of Bridgnorth, Shropshire, by Margaret Whitbrooke, the daughter of John Whitbrooke. For details of the testator's life, see the *ODNB* entry, and the History of Parliament entry at:

<http://www.historyofparliamentonline.org/volume/1558-1603/member/hayward-sir-rowland-1520-93>.

The testator married firstly Joan Tillesworth or Tilsworth (d.1580), one of the daughters and coheirs of the London goldsmith William Tillesworth (d.1557) and Joan Potkyn. For the will of William Tillesworth, see TNA PROB 11/39/230.

According to her father's will, Joan Tillesworth had three sisters:

* Alice Tillesworth, who married Thomas Sprott.

*Ursula Tillesworth (d. September 1590), who married, firstly George Beresford or Basford (d.1564), leather-seller of London, by whom, according to his will, she had two sons and a daughter: George Beresford (b.1555), Rowland Beresford, and Mary Beresford, who married firstly Roger Colte (d. 1 December 1575) and secondly John Norris of Hampshire. The testator, Sir Rowland Hayward, was godfather to Rowland Beresford, and in his will George Beresford (d.1564) committed custody of his son Rowland to the testator, while custody of his son, George, was committed to Thomas Heton, mercer, and custody of his daughter, Mary, was committed to her mother, Ursula (nee Tillesworth). In his will George Beresford (d.1564) bequeathed his mansion in Hackney to his son, Rowland, and it seems likely that this mansion was near Kings Place in Hackney which Sir Rowland Hayward later owned, and which was sold by his executors to Oxford's second wife, Elizabeth Trentham. Ursula (nee Tillesworth) married secondly, as his second wife, John Langley (d. 4 January 1578), Lord Mayor of London, uncle and guardian of Francis Langley (1548-1602), builder of the Swan Theatre. See the will of George Beresford, TNA PROB 11/48/57 and his inquisition post mortem, TNA C 142/141/35; the *ODNB* article on Francis Langley; Ingram, William, *A London Life in the Brazen Age: Francis Langley 1548-1602*, (Cambridge, Massachusetts: Harvard University Press, 1978), pp. 14, 29-37; and Howard, Joseph Jackson and George John Armytage, *The Visitation of London in the Year 1568*, (London: Harleian Society, 1869), Vol. I, p. 6 at:

https://archive.org/stream/VisitationOfLondonInTheYear1568/Visitationlondon1568_cooke#page/n15/mode/2up.

Ursula Tillesworth's son, Rowland Beresford of Rickmansworth, Hertfordshire, married, on 15 January 1581 at St Mary Aldermanbury, Sara Woodcock, one of the 24 children of the London alderman and grocer, Ralph Woodcock (d. 1 September 1586), of the parish of St Mary Aldermanbury. See the will of Ralph Woodcock, TNA PROB 11/69/487, in which he mentions his son-in-law, Rowland Beresford (f. 366v):

<http://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=grantleydawn&id=I61204>

Item, I give and bequeath unto my son-in-law, Rowlande Basforde, over and above all such sums of money and other preferment that he hath already had or received of me with the marriage of my daughter, now his wife, a full and whole child's part equal to any one of my said other unadvanced children's child's part.

See also Howard, Joseph Jackson and Joseph Lemuel Chester, eds., *The Visitation of London Anno Domini 1633, 1634, and 1635, Vol. I*, (London: Harleian Society, 1880), Vol. XV, pp. 66-7 at:

<https://archive.org/stream/visitationlondo01britgoog#page/n78/mode/2up>.

See also the funeral certificate of Ralph Woodcock at:

<http://familytreemaker.genealogy.com/users/l/a/i/Troy-Laird/WEBSITE-0001/UHP-0109.html>.

For Mary Beresford, see:

<http://www.rickmansworthhistoricalsociety.btck.co.uk/Newsletter/WoodwickformerlyWoodoaksFarm>.

See also:

'Parishes: Rickmansworth', *A History of the County of Hertford: volume 2* (1908), pp. 371-386. URL: <http://www.british-history.ac.uk/report.aspx?compid=43298>.

For Ursula Tillesworth, see also Emerson at:

<http://www.kateemersonhistoricals.com/TudorWomenT.htm>.

* Elizabeth Tillesworth, who married Francis Bowyer (d. 14 June 1581), Sheriff, Alderman and Auditor of the City of London and Master of the Worshipful Company of Grocers, brother of William Bowyer (died c.1569), by whom she had a son, Sir William Bowyer (1588 – 3 August 1616) of Denham, Buckinghamshire. See Ingram, *supra*, p. 14; Richardson, Douglas, *Plantagenet Ancestry*, 2nd ed., 2011, Vol. II, pp. 190-1; the will of William Bowyer (died c.1569), TNA PROB 11/52/278; the will of Francis Bowyer,

TNA PROB 11/63/382; the will of Sir William Bowyer (1588 – 3 August 1616), TNA PROB 11/128/188; and the History of Parliament entry at:

<http://www.historyofparliamentonline.org/volume/1558-1603/member/bowyer-william-iii-1558-1616>.

See also the pedigree of Bowyer in Howard, *supra*, p. 94 at:

<https://archive.org/stream/visitationlondo01britgoog#page/n106/mode/2up>.

See also the pedigree of Bowyer of Denham in Rylands, W. Harry, ed., *The Visitation of the County of Buckingham Made in 1634*, (London: Harleian Society, 1909), Vol. LVIII, pp. 13-14 at:

<https://archive.org/stream/visitationofcoun58phil#page/12/mode/2up>.

According to the inscription on his monument, by his first wife, Joan Tillesworth, the testator had three sons and two daughters who died as infants, and three surviving daughters:

* Elizabeth Hayward (d. 5 September 1622), who married firstly Richard Warren (d. March 1597), esquire, son of Sir Ralph Warren (d. 11 July 1553), Lord Mayor of London, and secondly, on 21 July 1597, Oxford's foe Thomas Knyvet (1545 – 27 July 1622), 1st Baron Knyvet of Escrick. Elizabeth (nee Hayward) is said to have been governess to James I's two youngest daughters, Mary and Sophia. For Oxford and Knyvet, see BL MS Cotton Appendix 47, f. 7v; Lambeth Palace MS 647, f. 123; and TNA SP 12/154/13, ff. 23-4 on this website. See also the will of Sir Thomas Knyvet, TNA PROB 11/40/169, and the *ODNB* entry. See also the will of Richard Warren, TNA PROB 11/89/249, and the History of Parliament entry at:

<http://www.historyofparliamentonline.org/volume/1558-1603/member/warren-richard-1545-98>.

* Susan Hayward (buried 31 May 1592), who married Sir Henry Townshend (d. 8 December 1621), for whom see his will, TNA PROB 11/83/228, and the History of Parliament entry at:

<http://www.historyofparliamentonline.org/volume/1604-1629/member/townshend-sir-henry-1537-1621>.

* Joan Hayward (bap. 28 August 1558 – d. 3 March 1612), who married Sir John Thynne (c.1551 – 21 November 1604), eldest son and heir of the builder of Longleat, Sir John Thynne (d. 21 May 1580). The latter's cousin, Francis Thynne (1545?-1608), who continued Holinshed's *Chronicles* after Holinshed's death in 1580, spent some of his early years at Longleat. See the will of Sir John Thynne (d. 21 May 1580), TNA PROB 11/62/476; the *ODNB* article on Francis Thynne; the *ODNB* article on Joan (nee

Hayward) Thynne and her will, TNA PROB 11/119/253; and Botfield, Beriah (1858), *Stemmata Botevilliana; Memorials of the Families of De Boteville, Thynne, and Botfield*, (Westminster: J.B. Nichols and Sons, 1858), pp. clxxviii-clxxx at:

http://books.google.ca/books?id=mBZYAAAcAAJ&pg=PR180&lpg=PR180&dq=%22Joan+Hayward%22+%22Sir+John+Thynne%22&source=bl&ots=P6TbZn6NZ6&sig=4dd2vJ8slM5mhQebKrycH9v6HiA&hl=en&sa=X&ei=ipXjU-STOoc_figL284DwDA&ved=0CC4Q6AEwAw#v=onepage&q=%22Joan%20Hayward%22%20%22Sir%20John%20Thynne%22&f=false.

For Sir John Thynne (c.1551 – 21 November 1604), see also the History of Parliament entry at:

<http://www.historyofparliamentonline.org/volume/1558-1603/member/thynne-john-1550-1604>.

For Joan (nee Hayward) Thynne see also O'Day, Rosemary, *The Routledge Companion to the Tudor Age*, (New York: Routledge, 2010), at:

http://books.google.ca/books?id=PgKSouk9fHUC&pg=PA1590-IA65&lpg=PA1590-IA65&dq=%22Tillesworth%22+%22Caus+Castle%22&source=bl&ots=9f6cEK0c87&sig=qKrgxZdtbnWLqVilDNTRNWqkS3A&hl=en&sa=X&ei=hJ_jU_uhKMXaoATck4HA Ag&ved=0CB4Q6AEwAA#v=onepage&q=%22Tillesworth%22%20%22Caus%20Castle%22&f=false.

After the death of his first wife, Sir Henry Townshend (see above), resided at Caus Castle, the Shropshire property of his brother-in-law, Sir John Thynne (c.1551 – 21 November 1604), and sister-in-law, Joan (nee Hayward) Thynne (bap. 28 August 1558 – d. 3 March 1612). See the *ODNB* article on Joan Thynne and:

<http://www.castlesontheweb.com/quest/Forum7/HTML/000374.html>.

The testator married secondly, when she was only sixteen years of age, Katherine Smythe, the daughter of Thomas Smythe (1522 – 7 June 1591), Customer of London, by whom he had a son and a daughter who died as infants, and two surviving sons and four surviving daughters, all young and unmarried at the time of his death:

* Sir George Hayward, who died in July 1615 without issue.

*Sir John Hayward (c.1591 – 11 April 1636), who married, about 1622, his kinswoman Anne Sondes, widow of Gabriel Livesey (d. 28 March 1622) of Hollingbourne, Kent, and daughter of Sir Michael Sondes of Throwley, Kent. He inherited an estate said to be worth £80,000 from his elder brother, Sir George Hayward, in July 1615, but died without issue, the last of the male heirs in his line. For Sir John Hayward, see the History of Parliament entry at:

<http://www.historyofparliamentonline.org/volume/1604-1629/member/hayward-sir-john-1591-1636>.

* Alice Hayward, who married Sir Richard Buller (d.1642) of Shillingham, Cornwall.

* Katherine Hayward, who married Richard Scott, son of Sir Thomas Scott (1535 – 30 December 1594).

* Mary Hayward (d. 1662), who married Sir Warham St Leger (d. 11 October 1631), son of Sir Anthony St. Leger (d. 1603) and Mary Scott, and grandson of Sir Warham St Leger (c.1525-1597) by his first wife, Ursula Neville, youngest daughter of George Neville (c.1469 – 13 or 14 June 1535), 5th Baron Bergavenny.

* Anne Hayward, who according to Botfield died unmarried; however according to Hovendon, she married Edward Craford or Crayford (1577-1615), eldest son of Sir William Craford (d.1623) and Anne Norton of Great Mongeham, Kent, by whom she had four sons and a daughter. See Hovendon at:

<https://archive.org/stream/visitationofkent00camd#page/34/mode/2up>.

The testator's cousin and overseer, Sir Nicholas Mosley (d. 12 December 1612), Lord Mayor of London, married Margaret, the daughter of Hugh Whitbrooke of Bridgnorth, Shropshire, and was thus related to the testator through the testator's mother, Margaret Whitbrooke, daughter of John Whitbrooke. See the History of Parliament entry for his son, Sir Edward Mosley at:

<http://www.historyofparliamentonline.org/volume/1604-1629/member/mosley-edward-1569-1638>.

The testator's cousin, Alexander King (d.1618), was an Auditor of the Exchequer. He married a wife named Elizabeth (d.1622), but died without issue. See:

'Finchley: Manors', *A History of the County of Middlesex: Volume 6: Friern Barnet, Finchley, Hornsey with Highgate* (1980), pp. 55-59. URL: <http://www.british-history.ac.uk/report.aspx?compid=22502>.

For the testator's overseers William Sebright (d.1620) and Thomas Owen (d.1598), see the History of Parliament entries:

<http://www.historyofparliamentonline.org/volume/1558-1603/member/sebright-william-1620>.

<http://www.historyofparliamentonline.org/volume/1558-1603/member/owen-thomas-1598>.

For the foregoing see also Botfield, Beriah (1858), *Stemmata Botevilliana; Memorials of the Families of De Boteville, Thynne, and Botfield*, (Westminster: J.B. Nichols and Sons, 1858), pp. 115–16:

<http://books.google.ca/books?id=L1pNAAAACAAJ&pg=PA115#v=onepage&q&f=false>.

For the testator's inquisition post mortem, see:

<http://patp.us/genealogy/bio/hayward.aspx>.

See also:

<http://www.british-history.ac.uk/report.aspx?compid=65901>.

RM: T{estamentum} Rowland{i} Heyward mi{li}t{is}

[f. 178r] In the name of God, Amen. I, Sir Rowland Heyward, knight and alderman of London, being whole in body and mind (I thank, laud and praise Almighty God therefore), do make and ordain this my testament and last will in manner and form following:

First I commend my soul unto God the Father, God the Son, and God the Holy Ghost, three persons and one God, constantly believing to have and retain remission of my sins only by the death and bloodshedding of my Saviour, Christ Jesus, my sinful carcass to be buried where my executors shall think convenient without all superfluous charge or pomp;

My debts I will be paid if any man can prove I owe him anything by bond or otherwise, if it can be proved and if not paid heretofore and that in conscience it ought to be paid;

My funeral charges discharged, my mind and will is my goods & debts, plate, jewels, household stuff, cattle and all other my movables be divided into three equal parts according to the laudable custom of this honourable City of London;

One third part thereof is due unto Dame Katherine, my loving wife, over and besides her jewels, with the furniture usually occupied where I myself did lie in my lifetime, according to the custom of the City of London;

A second part I give to and amongst my sons and daughters not advanced;

The third and last part I reserve unto myself to perform and pay such legacies as hereafter I shall give and bequeath [+as?] in a schedule annexed hereunto at large my [sic] appear;

And whereas for good and reasonable considerations me moving I have made two several leases or conveyances of divers my manors, lands, tenements and hereditaments to my loving son-in-law, Mr Richard Warren, esquire, and to my loving kinsmen and friends, Edward Pilsworth of London, cloth-worker, and William Cotton of the same city, draper, the one to begin immediately after the decease of me, the said Sir Rowland Heyward, and the other to commence and begin after the decease of the survivor of me, the said Sir Rowland, and of Dame Katherine Heyward, my now wife, upon special trust and confidence I have reposed in them that they shall employ and bestow the rents, revenues, issues and profits of the same premises in such sort as I by my last will and testament should limit and appoint;

And whereas I have made a bargain and sale of my mansion house in Hackney unto my loving friends Mr Alderman Ratcliffe, my cousin Mr Alderman Mosley, my said son, Mr Richard Warren, esquire, my cousin Alexander King, esquire, and to Edward Pilsworth and William Cotton upon special trust and confidence that they shall after my decease bargain and sell the same for the greatest sum & sums of money that may be had or gotten for the same, and the money thereof coming shall employ and bestow in such sort as I by this my last will and testament shall limit and appoint, as in and by the said leases or conveyances more fully & at large it(?) doth and may appear, forasmuch I nothing doubt but am well assured and persuaded that my said good and loving friends will most truly and faithfully in all things discharge that trust and confidence which I have reposed in them, and will have a great and special care to the ordering and disposing of the said manors, lands, tenements and hereditaments and of money arising thereby and therefore, also I do desire, limit and appoint that they shall set and let and receive the rents and profits yearly coming and growing in, of and by all that my manors of Doddington alias Ditton in the county of Salop [=Shropshire] with all and singular the appurtenances, and of and in all that manor called Rowne Acton with the appurtenances in the said county of Salop, and of and in the manor of Little Wenlock with [+the?] appurtenances in the said county, and of and in and by the manor of Great Dawlie, Stichlie and Tiberton with all the appurtenances in the said county of Salop, and of, in and by the pasture or manor called Lydleys Heyes in the said county of Salop, and of, in and by all [f. 178v] those lands and rents to me due lying in or near the parish and manor of Stretton in the said county of Salop, and of, in and by the manor of Edgdon with th' appurtenances in the said county of Salop, and of, in and by the ten acres of meadow ground lying near Temple mill in the county of Essex, and of in and by all those tenements and houses in Little Wood Street in London which I bought of one Tomlinson of St Jones Street, and of, in [+and?] by all those tenements and houses in Little Wood Street on the east side of the same street in London which I purchased of one Marinoe, gentleman;

Inprimis my will and mind is that the money and rents [+that?] shall be received of and for my house at Hackney and lands thereunto appertaining until it be sold shall be employed and [+I?] do give the same to and amongst my sons and daughters not advanced;

I will my daughters' parts be made a thousand pounds apiece, or to rebate of my two sons' legacies by me given rateably for the enlargement of their portions;

And after it is sold, my mind and will is and I do give unto my son, George, three thousand marks, to say, twenty hundred pounds of the money parcel of the sum my house and land at Hackney shall be sold for, which money my desire is should be employed and bestowed in land unto my son, George, and his heirs forever;

And for the rest of the money coming and growing of the sale of my said house and land in Hackney in the county of Middlesex I give and bequeath to John, my second son, how much soever the same be, to be bestowed in land by my executors and feoffers;

And if it shall please God to call to his mercy any of my said sons afore he come to age and to die without issue (as God defend), then my mind and will is that one of them to be heir to another;

And if it shall be God's will to take away my sons afore they be of full age and have no issue of their bodies, then I give and bequeath the money coming upon the sale of the same land or the land which is to be bought with the money coming of the sale of my said house and land at Hackney to and amongst my daughters begotten of the body of Dame Joan, my wife, deceased (my daughter Thynne and her issue excepted), and to the issue begotten of the body of Dame Katherine, my now wife, or to such of them as shall come to their full age or marriage;

And further my will is that of the rents, revenues and profits that shall be received by my executors of those lands which be assigned to me for my third part, one hundred and threescore pounds a year rent thereof I give and bequeath to and amongst all my sons and daughters for increase and enlarging of their portions not advanced;

The rest of all such money as shall be received and coming of my third allotted out unto me of the said lands I reserve unto my executors towards the performing of this my will;

And whereas there is allotted unto Dame Katherine, my loving wife, the rents, revenues and profits of divers manors for and during her life, to say, the manor [+of?] Cownde, the manor of Cardington, the manor of Turford(?) with Heath and Heath park in the county of Salop, and of the manor of Teremeneth alias Strayt Merrell and all other my lands lying and being in the county of Montgomery, as also my now mansion and dwelling-house called by the name of Elsing Spital, also the houses, gardens and land called Garland Alley lying and being without Bishopsgate in the parish of St Botolph's, London, also all those houses set, lying and being in the parish of Mary Magdalene in Milk Street, London, if it shall please God that Dame Katherine, my said wife, shall not live until my son or sons come to their full age (as I trust in God she shall many years after), then my mind and will is, and I do give to and amongst my said two sons and to my daughters begotten of the body of Dame Katherine, my well-beloved wife, and to my daughter Warren, and to and amongst the children of my son Townshend's children begotten of the body of my daughter, Susan, deceased (I mean such part to and amongst her children so much as if my said daughter, Susan, had been living and should have fallen due to her and not more);

And whereas Rowland Whitebrooke of Lidlyes Heyes in the county of Salop oweth me for the fine of that farm [+the?] sum of a thousand and fifty pounds to be paid threescore and twelve pound a year half yearly, of which sum I give and bequeath unto my son, George [f. 179r] Heyward one thousand marks towards the suing forth of his livery when he shall come to his full age of one and twenty years old, the rest of the said sum, being three hundred fourscore three pounds six shillings eight pence, my mind and will is and I do give the same sum to and amongst my son, John, and to his four sisters (one of them or more dying, I will that his, her or their part and portions be divided to and amongst the rest of them surviving);

And whereas I owe my loving and good son, Mr Richard Warren, esquire, a thousand pounds by recognizance to be paid unto him at or within six months after my death, my desire is if it shall please him to take the fee simple of the manors of Haweswoode and Moreshall(?) in the county of Norfolk for the sum of eighteen hundred pounds, viz., to clear me of a thousand pounds I owe him and to pay at my second daughter's marriage (as parcel of her orphanage) four hundred pounds, the rest, being four hundred pounds, I willingly give to my said son, Warren, and to my loving daughter, his wife, desiring them to except [=accept] my goodwill;

And in case it shall please my son to take the land, I will that at my charges the land be cleared and borne by my executors in conveying and assuring it from my good friends, Mr Nicholas Mosley, and Mr Thomas Aldersey;

And if my said son Warren shall not be willing to take and except [=accept] the said manors as above is recited, then I will his debt to be paid to him within six months after my death, and the same land to be conveyed unto my son, George Heyward, and to his heirs forever;

For legacies I have many friends to remember, and the same will add hereunto a codicil therein [=wherein?] shall be set down my goodwill as my part will bear, desiring my friends to take in good part, having charged myself with the buying of some of my land, be[ing] forced to do it to avoid inconvenience;

And further my will and mind is that if any of my sons or daughters shall vary one with another for any part of my lands, debts, legacies or movables, that in such cases they shall stand unto the judgment and determination of my executors and my overseers hereunder named or the more part or greater number of them;

Provided always that he or she that so shall refuse to stand to their order and will not content themselves, but make further suit and trouble my executors or any of them, my mind and will is that such person, either sons or any my daughters, shall lose the benefit of all and every sum or sums of money which by way of legacy that he or she might have and enjoy, and if any such matter shall be in question or happen to be, then I will, give and bequeath all such his or her portion or parts unto the rest of their brethren and sisters to be divided equally among them;

And further my will and mind is that if any of my sons or daughters will commence any suit by law, or otherwise put any of my executors to any charges, my mind is that they shall allow themselves so much money as they shall be forced to spend against their wills;

And to this my last will and testament I make my loving son, Mr Richard Warren, esquire, one of my executors, and do give unto him five hundred marks sterling money if he do not except [=accept] and take my two manors in lieu thereof, and to my daughter, his wife, twenty pounds a year to buy her pins with during her life;

Also I desire and make Edward Pilsworth, cloth-worker, and William Cotton of London, draper, to be two other of my executors, and unto either of them I give forty pounds apiece, to say, to my cousin Pilsworth's wife forty pounds, and to my cousin Cotton['s] children, to be divided amongst them, forty pounds, and [f. 179v] to have yearly paid to them during the time till one of my sons shall come to their full age of one and twenty years (if it please God they or any of them so long live), I say, five pounds apiece yearly to be paid and rebated out of their accounts for that this my desire is to be some let unto their business, which I trust shall not be much, wherefore I heartily desire my good son Warren and my two cousins Pilsworth and Cotton that they will take upon them this my earnest request for the love that is and hath been between us;

Also I ordain and make my loving friends Mr Alderman Ratcliffe and my cousin Nicholas Mosley, aldermen, and my cousin John Lacye, cloth-worker, Mr Thomas Owen, sergeant, William Sebright, Town Clerk of London, and my cousin King, auditor, and Robert Davye, my brother-in-law, to be my overseers, and I give to every of them ten pounds apiece, renouncing all other wills, only excepting and reserving a former will by me made of the gift of one lease made unto me by the mayor, commonalty and citizens of London for one thousand years bearing date the eight and twentieth day of February in the thirtieth year of the Queen's Majesty's reign, of which will I have made James Sherman my executor only for the gift of the lease to the said parish, which I will to stand in force and strength;

And so I [+end?], commending my soul to God's mercy, written this seventeen day of November anno d{o}m{ini} n{ost}re Elizabeth{e} Regine Tricesimo quinto Anno d{o}m{ini} one thousand five hundred ninety and two. Rowland Heyward.

Sealed and delivered by the said Sir Rowland Heyward in the presence of us hereunder named, William Atkinson, Philip Traherne, Moryes Wrighte;

And further whereas I, the said Sir Rowland Heyward, knight, have a lease from the mayor, commonalty and citizens of London bearing date [+the?] eight and twentieth day of February a thousand five hundred fourscore and seven and in the thirtieth year of the Queen's Majesty's most gracious reign, of one messuage or tenement and building lately erected and set upon that parcel of ground lying between the gate of the City of London called Cripplegate on the west part and the churchyard on the east part, together with the

ground adjoining to the same which was sometime the soil of the church and churchyard of the parish of St Alphege for and to th' end of one thousand years from thence next ensuing wherein the rent of 40s is yearly reserved to be paid to the said mayor, commonalty and citizens, as in and by the same lease more at large doth and may appear, which lease and all the profits and commodities thereof I freely and absolutely have given and granted unto the parson, churchwardens and parishioners of the said parish to the use contained in the said lease, the said parson, churchwardens and parishioners paying and discharging me and my assigns of the yearly rent of forty shillings due and payable unto the mayor, commonalty and citizens aforesaid, of this lease only I have made a former will whereof James Sherman of London, minstrel, I have made my executor only concerning the gift of the said lease and not of any other my goods, chattels or debts and for none other thing or purpose, which will I also do allow of and do by these presents ratify and confirm by these presents. Rowland Heyward.

[f. 180r] Probatum fuit Testamentum suprascriptum apud London coram Magistro Hone surrogat{o} venerabilis viri Mag{ist}ri Will{el}mi Lewin legum doctoris Curie Prerogative Cant{uariensis} Mag{ist}ri Custod{is} siue Commissarij quarto die mensis martij Anno d{omi}ni iuxta cursum et computac{i}o{n}em eccl{es}ie Anglicane millesimo quingentesimo nonagesimo tertio Iuramento Mag{ist}ri ffrancisci Clearke notarij pub{li}ci procuratoris Edwardi Pilsworth et Will{el}mi Cotton executor{um} in h{uius}mo{d}i testament{o} no{m}i{n}at{orum} Quibus commissa fuit Administrac{i}o bonoru{m} Iuriu{m} et creditoru{m} d{i}c{t}i Defuncti de bene et fideliter Administrand{o} &c Ad sancta dei Evangelia Iurat{i} Reseruata potestate similem Commissionem faciend{o} Rich{ard}o Warren ar{miger}o executori etiam in h{uius}mo{d}i test{ament}o no{m}i{n}at{o} necnon Iacobo Sherman executori simil{ite}r in alio test{ament}o p{er} d{i}c{t}i [sic?] Defunct{um} condit{o} no{m}i{n}at{o} cum venerint ea petitur{i} in debita Iuris forma Admissur{i}

[=The above-written testament was proved at London before Master Hone, Surrogate of the worshipful Master William Lewin, Doctor of the Laws, Master, Keeper or Commissary of the Prerogative Court of Canterbury, on the fourth day of the month of March in the year of the Lord according to the course and reckoning of the Anglican Church the thousand nine hundred ninety-third by the oath of Master Francis Clearke, notary public, proctor of Edward Pilsworth and William Cotton, executors named in the same testament, to whom administration was granted of the goods, right and credits of the said deceased, sworn on the Holy Gospels to well and faithfully administer etc., with power reserved for a similar grant to be made to Richard Warren, esquire, executor also named in the same testament, and also to James Sherman, executor similarly named in another testament made by the same deceased, when they shall have come to petition the same in due form of law to be admitted.]