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ABSTRACT of the TITLE

- of -

MR. P. H. HOWE to a piece of land
situate on the corner of Castle Road
and The Avenue Weddington Nunneaton
in the County of Warwick.

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Lester Dixon & Jeffcoate,

NUNNEATON.

S U P P L E M E N T A L
A B S T R A C T o f t h e T I T L E

- o f -

M R . P . H . H O W E to a piece of land situate on the
Corner of Castle Road and The Avenue Weddington Nuneaton
in the County of Warwick.

2th August 1930.
Stamp £1.2.6.

CONVEYANCE of this date made between the said John Meigh and George Thomas Green of the
one part and the said Percy Harold Howe of the other part

original produced and
signed at the Office of
Messrs Messrs Bliss &
Saffrants
Nuneaton

M. E. Starch,
Solicitor,
Nuneaton
23/8/1933

RECITING immediately prior to the commencement of the Law of Property Act 1925
the said John Meigh George Thomas Green and Percy Harold Howe (being respectively
of full age) were by virtue of a Conveyance dated the 10th January 1925 as abstrd
in prior Abstract seized of certn freehold property in the Parish of Weddington
afsd (including the land thereinar convd) in fee simple free from incumbrs as tenants
in common in the shares following namely :- The sd Percy Harold Howe was entitled
to two equal undivided fourth parts throf the sd John Meigh was entitled to one equ
undivided fourth part throf the sd George Thomas Green was entitled to the one
remaining equal undivided fourth part thereof

AND RECITING under or by virtue of the sd Act the entirety of the sd land throby
convd vested in the sd P.H.Howe J.Meigh and G.T.Green for an estate in fee simple
as joint tenants upon the statutory trusts

AND RECITING the sd J.Meigh and G.T.Green (thrinar called "the Vendors") had agreed
with the sd P.H.Howe (thrinar called "the Purchr") for the sale to him of the shares
and interests in the land thrinar descd upon payment to them of the sum of £116.
13. 0. 6. to be pd as to £58. 6. 6. one half throf to the sd J.Meigh and as to
the remaining half part thereof to the sd G.T.Green and in order to give effect to
the sd sale it had been agreed that the legal estate in the Entirety of the sd land
thrinar descd shd also be vested in the Purchr as thrinar appeared

IT WAS WITNESSED as follows :-

1. IN pursuance of the sd agmt and in conson of the sum of £116. 13. 0. pd by the Purchr to
the Vendors (rect ~~seized~~ of wch as to £58. 6. 6. one half pt throf sd J.Meigh and as to
remaining £58.6.6. the sd George Thomas Green throby respectively ackned) the Vendors as
Beneficial Owners thereby assign unto the Purchaser

ALL THOSE their shares and interests respectively of and
the land hereinafter described

TO HOLD the same unto the Purchr absolutely

2. THE Vendors as Trustees in respect of the legal estate thrin throby convd and released un
the Purchaser

ALL THAT piece of land situate at Weddington in the Parish
of Nuneaton aforesaid having frontages of 122 feet 7 ins
or throfts to Castle Road and to The Avenue of 168 feet

7 inches or thereabouts and containing an area of 2333 square yards or thereabouts All wch sd pce of land was more particularly deltd and descd in the plan drawn on abstrg presents and thron edged pink ^Q [EXCEPT AND RESERVED unto the owners and occupiers for the time being of the messuage and premises known as "Weddington Grove" Weddington afd the right at any time thrar to lay and at all times maintain a line of pipes and cable under over and across the said land thrbv convd and to connect the same with the water main and electric cable formerly supplying water and electricity to Weddington Hall for the psse of so supplying Weddington Grove afd TOGETHER with the right to enter upon the sd land thrbv convd at all reasonable times for the psse of laying maintaining and repairing the same [H

TO HOLD the same unto the Pchsr in fee simple freed and discharged from all estate right and interest of the Vendors or either of them thrin and from the trust for sale affecting the same

3. ~~THE Pchsr~~^A [COVENANT by the Pchsr with the Vendors but so that as regards any restrictive condons the Pchsr or any subsequent owner of the sd land thrbv convd shd be personally liable only for breaches occurring during his or their ownership of that part of the sd land in respect of wch such breaches shd be committed that he the Pchsr and his successors in title wld at all times thrar observe and perform the covenants condons and stipulations contd in the Schedule thrtto [B

4. **ACKNOWLEDGMENT** by the Vendors to the right of the Pchsr to prodon of the thrinbfe recited Convoce of the 10th January 1923 and to dely of copies throf and undertaking for the safe custody throf

5. **CERTIFICATE** as to value of conson

C [THE SCHEDULE referred to.

1. **THE Pchsr** shd within 3 calendar months from the date throf erect to the satisfaction of the Vendors or their agents and shd for ever thrar maintain in good order and condon sufficient boundary fences along the sides of the sd land where marked "T" on the sd plan within the boundary lines

2. **NO** fences or other erection on the sd land shd be used as an advertising station or be so constructed or used ast to be a nuisance or annoyance to the Vendors or the owners of any adjoining property

3. **NO** hut shed caravan house-on-wheels adaptd or intended for use as a dwelling or sleeping apartment nor any booths shows swings or roundabouts shd be erected placed or used or be allowed to remain upon the said land and the Vendors or the owners of any adjoining land might remove or dispose of any such erection and shd not be responsible for any damage resulting in consequence of such removal

4. **THE Pchsr** shd not be entitled to any right of light or air or other easement wch wld detract from or interfere with the free use of any adjs or neighbouring land for bldg or

other purposes

5. THE land thryby convd or any bldgs then or thrrar to be erected thron shd not be used for any noisj noxious or offensive trade or occupation or for the sale or storage of ale beer wines spirits or other intoxicating liquors or for the ppsse of a club
6. NO clay sand gravel earth or other material shd be excavated from the sd land except for the ppsse of foundations or for use in building on the said land
7. NO dwelling-house or other bldg shd be erected on the sd land unless the plans drawings or elevations throf shd have been previously submitted to and approved of in writing by the Vendors

8. THE Vendors reserve the right to vary after or re-arrange the mode of laying out the bldg estate of wch the sd land thryby convd formed part and to vary the condons of sale throf and the covenants condons and restrictions imposed upon the Pchsr by that Deed shd not be binding on the Vendors or thr successors in title as regarded any unsold pt of the bldg estate

EXECUTED by all parties and duly attested. ID

ember 1930
12/6d.

MORTGAGE of this date made between the sd Percy Harold Howe (thrinar called "the Borrower") of the one part and Muriel Grace Jeffcoate wife of Frank Arthur Jeffcoate of "The Den" Luttermorth Road Nunneaton afd Solicitor (thrinar called "the Lender") of the other part

RECITING seisin of Borrower
AND RECITING agmt for loan of £500.

IT WAS WITNESSED as follows :-

1. IN conson of the sum of £500. pd by the Lender to the Borrower (rect ackned) the Borrower thryby covenanted with the Lender to pay to the Lender on a date now passed the sd ppal sum with interest thron as therein mentioned And in default to pay interest on the sd ppal sum half yearly as thrin provided
2. FOR the conson afd the Borrower as Beneficial Owner thryby demised unto the Lender

ALL the ppty specified in the Schedule thrtto
TO HOLD the same unto the Lender for the term of 3000
years from the date throf without impeachment of waste
subjt to the proviso for cesser thrinar contd

3. PROVISIO for cesser

4. COVENANTS by Borrower with the Lender

- (1) To keep mortgaged property in good repair and insured against fire
- (2) Not to cause or permit any person to be registered under The Land Registration Act 1925 or any substituted statutory provision throf

5. PROVISIO's that :-

(a) Section 93 of Law of Ppty Act 1925 (restricting right of consolidation) shd not apply to this security

(b) The statutory powers of leasing and accepting surrenders of leases shd not be exercisable by the Borrower without the consent in writing of the Lender

(c) The-Borrower Attornment Clause

6. INTERPRETATION Clause

THE SCHEDULE above referred to.

THE SCHEDULE above referred to.

ALL THAT the bfe abstrd pce of land

AND ALSO ALL THAT message or dwellinghouse with the outbidgs and apurts therto belongg erected by the Borrower on the sd pce of land or on some pt thraŕf TOGETHER WITH AND SUBJECT TO all rights easements and other things (if any) as more particularly mentioned in the lastly abstrd Conveyance.

EXECUTED by the Borrower and duly attested.