

SUPPLEMENTAL ABSTRACT OF TITLE of Mr and Mrs Hubert Taylor to freehold land and premises known as 'Springhill House" Higher Cloughfold in the County of Lancaster

1st April 1948

CERTIFICATE OF SEARCH Rawtenstall Corporation Register No 327 revealing the usual Town and Country Planning Resolutions

2nd April 1948

CERTIFICATE OF SEARCH HM Land Charges Register No 173680/48 against the name of Doris Hartley revealing no subsisting entries

12 April 1948

CONVEYANCE of this date made between Doris Hartley (hereinafter called "The Vendor") of the one part and Hubert Taylor of "Beechwood, Thistlemount Avenue Waterfoot in the County of Lancaster Electrician and Ada Taylor of the same address his wife (hereinafter called "The Purchaser") of the second part.

RECITING seisein of the Vendor and agreement for sale

IT WAS WITNESSED that in consideration of the sum of (2500 paid by the Purchasers (out of moneys belonging to them on a joint account) to the Vendor (receipt acknowledged) the Vendor as beneficial owner thereby conveyed unto the Purchasers

FIRST ALL THAT messuage or dwellinghouse known as "Springhill House" Higher Cloughfold aforesaid formerly in the occupation of the Vendor with its appurtenances including the gardens gate lodge-house garage and other buildings and the land forming the site of the said hereditaments and premises which said hereditaments and premises were for the purposes of identification more particularly delineated and described in the plan attached to the before abstracted Conveyance of the 25th day of August 1937 and therein surrounded by a red verge line

AND SECONDLY ALL THAT strip of land or road coloured brown on the said plan and also surrounded by a red verge line (being part of the strip of land leading from Newchurch Road to the back of the said Springhill premises and a part of a close of land called Newcroft Meadow containing 7742 square yards or thereabouts comprised in a Surrender dated the 15th day of October 1861 made and passed to the use of Charles Patrick)

AND THIRDLY ALL THAT plot of land containing 120 square yards or thereabouts more particularly delineated and described in the said plan and thereon also edged red (all which hereditaments and premises thereinbefore described were part of the hereditaments and premises comprised in an Indenture dated the 6th day of October 1923 and made between John Hart of the one part and Edmund Leach Compston of the other part

TOGETHER with the rights of way more particularly mentioned in the said conveyance of the 25th day of August 1937 BUT EXCEPT AND RESERVING as in the said Conveyance of the 25th day of August and the said Indenture of the 6th

day of October 1923 was excepted and reserved so far only as the same related to the property thereby conveyed
TO HOLD the same to the Purchasers in fee simple
SUBJECT to all existing rights easements liberties and obligations relating to way light drainage repair or maintenance then affecting the same
AND SUBJECT ALSO to the agreement and declaration as to party walls and other like matters contained in the said Conveyance of the 25th day of August 1937
AND SUBJECT ALSO to a right of way and access over a part of the hereditaments and premises more particularly mentioned in a Conveyance dated the 1st day of September 1936 and made between the said Edmund Leach Compston of the first part Elizabeth Compston of the second part and Harry Taylor of the third part
AND SUBJECT ALSO to the rights of the Lords of the Manor of Accrington New Hold in or to mines and minerals and other rights (if any) reserved by the Law of Property Acts 1922

JOINT TENANCY clauses

IN WITNESS

EXECUTED by both parties and attested

5th August 1948

LEGAL CHARGE of this date made between Hubert Taylor and Ada Taylor (hereinafter called "the Borrowers") of the one part and Hilda Haworth of White Lodge Goldaeth Avenue Llandudno in the County of Caernarvon Widoe (hereinafter called "the Lender") of the other part

RECITING the seisin of the Borrowers

AND RECITING agreement for advance

IT WAS WITNESSED that in consideration of the sum of £2000 then paid by the Lender to the Borrowers (receipt acknowledged) the Borrowers thereby jointly and severally covenanted with the Lender for repayment

FOR the consideration aforesaid the Borrowers in exercise of all statutory and other powers then enabling and as beneficial owners thereby charged by the way of legal Mortgage

ALL THAT the property described in the schedule thereto WITH the payment in accordance with the covenants therein contained of the principal money interest and other money thereby covenanted to be paid by the Borrowers

USUAL CLAUSES found in Legal Charges of this nature

IN WITNESS

THE SCHEDULE above referred to

ALL THAT before abstracted property

EXECUTED by the Borrowers and attested

24th October 1960

VACATING RECEIPT of this date (endorsed on the last before abstracted Legal Charge) whereby Hilda Haworth acknowledged to have received the sum of £2000 being the principal money secured by the therewithin written Mortgage together with all interest and costs the payment having been made by Hubert

Taylor of Springhill Higher Cloughfold in the County of Lancaster and Ada Taylor
of the same address
EXECUTED by the said Hilda Haworth

2 December 1960

LEGAL CHARGE of this date made between Hubert Taylor (hereinafter called
“the Principal Debtor”) of the first part Hubert Taylor and Ada Taylor
(hereinafter called “the Surety”) of the second part and Barclays Bank Limited
(hereinafter called “the Bank”) of the third part
WITNESSED that the Surety as Beneficial Owner thereby charged by way of legal
mortgage ALL THOSE the hereditaments and premises comprised in the deeds
and documents mentioned in the Schedule thereto
USUAL CLAUSES found in Legal Charges of this nature
IN WITNESS

THE SCHEDULE above referred to

1936 ABSTRACT OF TITLE

1.9.36 EL Compston and another Copy draft Conveyance to Harry Taylor
24.8.37 Land Registry Search
25.8.37 EL Compston to Doris Hartley Conveyance
1948 Supplemental Abstract of Title
1.4.48 Rawtenstall Corporation local search
2.4.48 Land Registry Search
12.4.48 Doris Hartley to Hubert Taylor and Ada Taylor Conveyance
5.8.48 Hubert Taylor and Ada Taylor to Hilda Haworth Legal charge
vacated 24.10.60

2nd April 1962

VACATING RECEIPT of this date (endorsed on the last before abstracted Legal
Charge) whereby Barclays Bank Ltd thereby acknowledge to have received the
sum of £2801. 15. 0. representing the balance of the moneys (including interest
and costs) secured by the therewithin written Deed the payment having been
made by the therewithin named Hubert Taylor and Ada Taylor with the intent to
discharge the therewithin written charge and re-vest the properties charged in
the therewithin named Surety.
IN WITNESS

6th April 1962

MORTGAGE of this date made between Hubert Taylor and Ada Taylor
(thereinafter called “the Mortgager”) of the one part and The Halifax Building
Society (thereinafter called “the Society”) of the other part
RECITING seisin of the Mortgagor
AND RECITING agreement for advance
IT WAS WITNESSED that in consideration of the sum of £2100 then advanced by
the Society to the Mortgagor (receipt acknowledged) the Mortgagor thereby
covenanted with the Society for repayment THE Mortgagor as beneficial owner
thereby charged by way of Legal Mortgage ALL AND SINGULAR the property
described in the Schedule thereto
USUAL CLAUSES found in Mortgages of this nature

IN WITNESS

24 OCT 1962

VACATING RECEIPT of this date (endorsed on the last abstracted Mortgage)
whereby The Halifax Building Society thereby acknowledged to have received all
monies intended to be secured by the before written deed

IN WITNESS