

**12 Sep 1684 George Baker to Margaret Gray**

[Note: A lease of Red Lead Mill from George Baker, owner of the Steel Hall estate in Slaley parish within which it was located, and Margaret Gray, widow of Ralph Gray, Newcastle alderman and merchant who had had an interest in Red Lead Mill in previous decades.]

Indenture made 12 September in the six & thirtieth year of the Reigne of our Sovraigne Lord Charles the second by the grace of god of England, Scotland, France & Ireland defend'r of the faith etc

BETWEEN George Baker of Crooke in the County of Durham Esq. of the one part and Margaret Gray widdow & relict of Ralph Gray of the Towne & County of Newcastle upon Tyne Esq. of the other part.

WITNESSETH that the sd George Baker for & in Consideracon of the yearely rent and Covenants hereafter in and by these p[re]sents referred hath granted bargained & sold & by these p[re]sents for him & his heires doth grant bargaine & sell unto the sd Margaret Gray All that the Lead Mill with the Houses <hinds hulls> & buildings heretofore & now used with the same standing and being within the Lands & grounds of him the sd George Baker pcell of and belonging to a certaine farmehold & tenement comonly called and knowne by the name of Steelhall in the County of Northumberland now or late in the Tenure & Occupacon of the sd Margaret Gray her Assignee or Assignees. As also sixty yards of ground of each side of the sd Mill with liberty to build & erect house & houses hovell & hovells for workmen to dwell in who shall be emp[loyed] in & about the sd Mill. Together with full way passage ingress egress & regress convenient & necessary to & from the sd Mill in & by & thorow all & evry the grounds & lands of him the sd George Baker when & soe often as occacon shall require and together with all houses edifices buildings kills dammes water courses & all other p[ro]fitts comodities & appurtenances to the sd mill belonging or in any wise app[er]taining or to or with the same now or at any time heretofore held occupied used or enjoyed or reputed taken or knowne as part parcell or member or belonging to the same.

TO HAVE AND TO HOLD the said Leade Mill houses grounds & premisses with their and any of their appurtenances to the sd Margaret Gray her Excs [executors] Adms [administrators] & Ass' [assigns] from the making hereof for & dureing & untill the full end & tearme of one and twenty yeares from henceforth next & imediately following fully to be compleate ended & runn, Yielding & Paying therefore yearely & every yeare dureing the sd tearme to the sd George Baker his heires [etc] in manner following (that is to say) for the first yeare one pepper corne payable the twelfth day of September wch shall be in the yeare [etc] 1685 (if lawfully demanded) & from & after the sd twelfth day of September last above written the yearely rent of Six Pounds of

lawful English money at or upon the twelfth day of March & twelfth day of September by equal porcons dureing all the sd tearme hereby granted.

AND the sd George Baker for himself his heires [etc] doth covent demise grant & agree to & with the sd Margt Gray her Excs & Assgns in manner & forme following (that is to say) that he the sd George Baker for & notwithstanding any Act or thing by him or by his meanes consent p[ri]vily or <pcurent> had made comitted or done or wittingly or willingly suffered to the contrary now & at the time of the sealeing & delivery hereof hath good right full power & lawfull Authority in his owne right to grant bargain & sell the sd Lead Mill & p[re]mises & evry part & pcell thereof with their & evry of their app[ur]tenances unto the sd Margtt Gray her Excs [etc] in manner & form aforesaid. AND that it shall or may be lawful to & for the sd Margt Gray her excs [etc] into the sd Mill & p[re]misses with their & evry of their appurtenances to enter the same from henceforth & dureing all the sd tearme of One and Twenty yeares peaceably & quietly to have hold & enjoy without any manner of lett whatsoever of him the sd George Baker his heires or assigns. AND free & cleare & freely & absolutely freed exonerated & discharged of & from all & all manner of form[er] and other bargaines sales guifts grants jointures intailes dower leases mortgages estates titles rents arreares of rents statutes recognizances execucons [etc] whatsoever had made comitted acknowledged or done or willingly or unwittingly suffered to be done by the sd George Baker his [etc] or other p[er]sons lawfully claimeing from him [etc] such estate or interst as she the sd Margt Gray hath or claimeth to have in the same by vertue of these p[re]sents onely excepted.

AND the sd Margarett Gray for herselfe her heires [etc] doth covenant promise grant & agree to & with the sd George Baker [etc] that she the sd Margarett Gray [etc] shall and will from time [sic] dureing the sd tearme pay and give unto the sd George Baker or the farmers of his lands or grounds in Steelhall aforesaid reasonable satisfacon at the view of two indifferent psons to be equally chosen betwixt them for all such damages or loss as they or any of them shall suffer by the spoyle that shall be made in the sd premises by reason of the way & passage to & from the sd mill hereby granted. AND also shall at the end or other determination of the tearme hereby granted peaceably & quietly yeild up unto the sd George Baker all & singular the premises & also all such other houses hulks & <hinells> as hereafter shall be built upon the same dureing the sd tearme in good & sufficient repaire. AND the said Margarett Gray for herself [etc] doth hereby covenant promise & grant to & with the sd George Baker [etc] that she [etc] shall and will at her or their own personal cost & charges erect & build or cause to be built in and upon the hereby granbted premises all & singular such houses as were heretofore standing upon the same premises & were lately burned downe & ruined as large and to put the same into as good plight & condiccon as the same were before the same or any of them were soe burnt or ruined and the same soe erected & built shall leave in good & suffiecient repaire as aforesaid at the end or other determinacon of the sd tearme. AND that the said Margarett Gray [etc] shall & will well & truly pay or

cause to be paid unto the sd George Baker [etc] the yearely rent of six pounds at the days and times above menconed & accordinge to the true intent & meaning of these p[re]sents.

Margarett Grey

Sealed & delivered in presence of

J S Grey John Bromburne William Ridley Ambrose Stephenson