

DATED

17th August.

1967

THOMAS ANDREW GRAHAM, ESQ.

to

THE SOUTHERN ELECTRICITY BOARD

~~DUPLICATE~~

1837

Conveyance

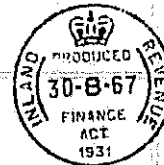
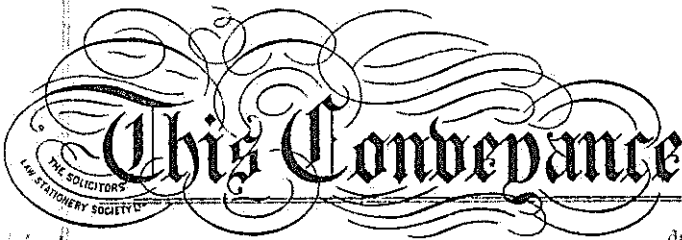
of

Land at Velmore Farm, Eastleigh in
the County of Hants.

© K.H.

Bell Pope & Bridgwater,
Romsey, Hants.
LCR/EG

21/8/67



is made the Seventeenth
day of August One

thousand nine hundred and sixty-seven BETWEEN THOMAS ANDREW GRAHAM of Farley Farm Braishfield near Romsey in the County of Hants Farmer (hereinafter called "the Vendor") of the first part MIDLAND BANK LIMITED whose registered office is situate at Poultry in the City of London (hereinafter called "the Bank") of the second part and THE SOUTHERN ELECTRICITY BOARD whose principal office is situate at Southern Electricity House Littlewick Green in the County of Berks (hereinafter called "the Board") of the third part _____

W H E R E A S :-

- (1) The Vendor is seized of the property hereinafter described (inter alia) for an estate in fee simple in possession subject only as to part thereof to the Mortgage next hereinafter recited and subject as to the whole thereof to the covenants herein after referred to but otherwise free from incumbrances _____
- (2) By a Mortgage (hereinafter called "the Mortgage") dated the Eighteenth day of November One thousand nine hundred and fifty-seven and made between the Vendor of the one part and the Bank of the other part the said property was demised by the Vendor to the Bank for the term of Four thousand (4,000) years from the date thereof to secure the payment to the Bank of all moneys owing by the Vendor to the Bank and interest thereon as therein mentioned _____
- (3) The Vendor has agreed with the Board for the sale to them of the fee simple in possession of the property hereinafter described at the price of Five hundred pounds (£500) _____
- (4) The Bank have agreed to join herein in manner hereinafter appearing _____

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreements and in consideration of Five hundred pounds (£500) paid to the Vendor by the Board with the consent of the Bank (the receipt whereof the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys and the Bank as mortgagees hereby surrender and release unto the Board ALL THAT piece or parcel of land situate in the Borough of Eastleigh in the County of Hants bounded on the East by property in the ownership of the Board and comprising part of Numbers 742 and 737 on the Ordnance Survey map for the Parish of Eastleigh (1939 Edition) at Velmore Farm which said piece or parcel of land has the dimensions or approximate dimensions shown on the plan attached hereto and is for the purpose of identification more particularly delineated on the said plan and thereon edged Red EXCEPT AND RESERVED unto the Vendor and his successors in title full right and liberty to use the ditches and culverts referred to in clause 2 hereof other than the

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section of ditch to be filled in by the Board and to enter upon the land hereby conveyed for the purpose of maintaining repairing and cleansing the said ditches and culverts TO HOLD the same unto the Board in fee simple discharged from the Mortgage and all principal moneys and interest thereby secured and all claims and demands thereunder and to the intent that the term subsisting under the Mortgage shall as respects the property hereby conveyed merge and be extinguished in the fee simple thereof but SUBJECT to the restrictive covenant contained in a Conveyance dated the Thirteenth day of October One thousand nine hundred and fifty and made between John Brown Phillimore Willis Fleming Edward Charles Augustus Willis Fleming and Richard Hugh Willis Fleming of the one part and Ernest Edward Witchard of the other part so far as the same relates to the property hereby conveyed and is still subsisting and capable of being enforced _____

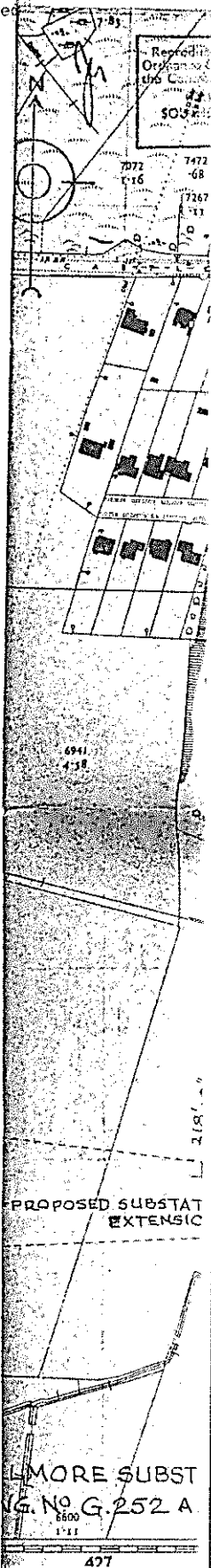
2. THE Board hereby covenant with the Vendor to (a) fill in the north-eastern section of the existing ditch crossing the property hereby conveyed and lay in its place an open ditch along part of the northern boundary of the property hereby conveyed and thence a culvert running south to join the remaining section of the said existing ditch (b) culvert such part of the existing ditch crossing the property hereby conveyed as is not to be filled in as aforesaid and (c) erect and maintain fencing along the northern western and southern boundaries of the property hereby conveyed similar to the fencing along the boundaries of the adjoining property owned by the Board to the east of the property hereby conveyed with a gate in the fencing on the western boundary of the property hereby conveyed _____

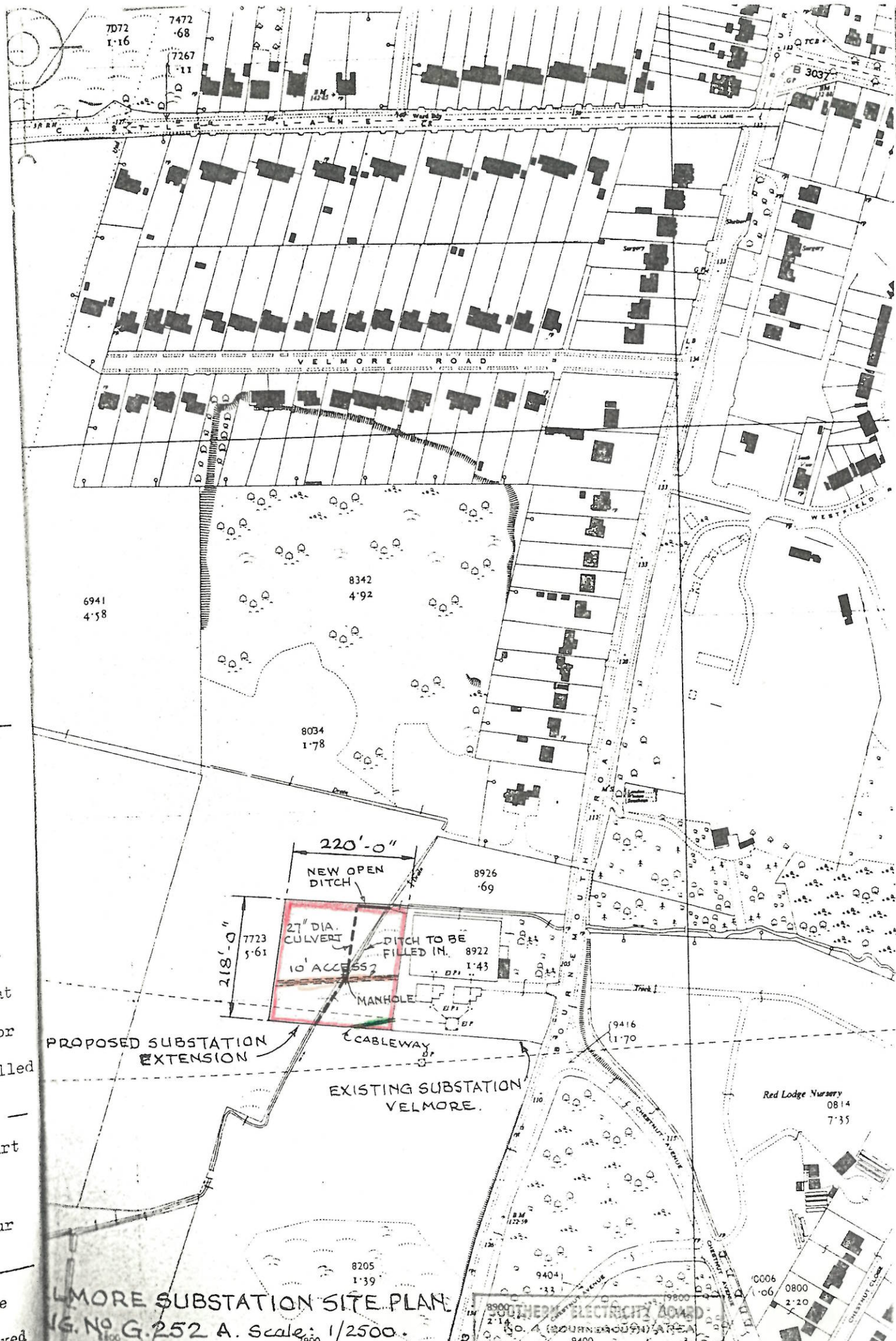
3. THE Bank hereby acknowledge the right of the Board to production of the documents specified in the Schedule hereto and to delivery of copies thereof _____

4. THE Vendor as to the before-mentioned documents hereby covenants with the Board that as and when any of the said documents shall come into the possession of the Vendor or his successors in title he or they will when requested and at the cost of the Board or their successors in title execute a statutory acknowledgment for production and undertaking for the safe custody of such documents and that in the meantime and until the execution of such undertaking every person having for the time being possession of the said documents will keep them safe whole uncanceled and undamaged unless prevented from so doing by fire or other inevitable accident _____

5. IT is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Four thousand five hundred Pounds (£4,500) _____

I N W I T N E S S whereof the Vendor has hereunto set his hand and seal and the Bank and the Board have caused their respective Common Seals to be hereunto affixed the day and year first above written _____





THE SCHEDULE above referred to

<u>Date of document</u>	<u>Description of document</u>	<u>Parties</u>
12th October 1950	<u>STATUTORY DECLARATION</u>	by Frederick Thomas Brookes
13th October 1950	The hereinbefore-mentioned <u>CONVEYANCE</u> of this date	
22nd October 1957	<u>CONVEYANCE</u>	Ernest Edward Witchard (1) Lloyds Bank Limited (2) the Vendor (3)
18th November 1957	The <u>MORTGAGE</u>	
5th April 1958	<u>CONVEYANCE</u>	Ernest Edward Witchard (1) Lloyds Bank Limited (2) the Vendor (3)

SIGNED SEALED and DELIVERED by the said
THOMAS ANDREW GRAHAM in the presence of

THE COMMON SEAL of MIDLAND BANK LIMITED
was hereunto affixed in the presence of

THE COMMON SEAL of THE SOUTHERN
ELECTRICITY BOARD is hereunto affixed
and is authenticated by:-

Seal Register No.
19348

for Assistant Secretary