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In the name of God Amen Jacob Burton,

The Thirteenth day of September anno Domini 1675. Made in the
 Second and Twentieth year of the Reign of our Sovereign Lord King
 Charles the Second by the grace of God King of England Scotland and
 France and of Ireland Defender of the Faith & James Burton Esquire Citizen
 and Merchant of London being at this present sickly and infirm in body but
 of sound and perfect mind and memory. Prayed be Almighty God for me
 (that is to say) Considering with myself the Certainty of Death and uncertainty of
 the time here soon it may please the Lord to call me out of this world And
 being desirous that a perfect clarity and affection may be held by me and
 between my Relations Decades and Ordynes this my last will and Testament
 in manner and forme following (that is to say) First and Chiefly I Command
 my Soule unto Almighty God my Creator trusting through the Suffici-
 ency of my Good and Subious Christ to receive full and effect on-
 pardon and forgiveness of all my sinnes And to inherit Eternall life And my
 Body I Commit to the Earth wherof it was framed to be decently interred
 埋葬 and in such Manner as it shall please my Executors hereafter named
 And as touching that worldly goods and Estate wherof I have pleased
 Almighty God of his infinite goodness to make me the unworthy Steward
 and to bestow upon me of gne and bequeath the same in manner and forme
 following (that is to say) I give and bequeath unto my dear
 loving wife Katherine Burton the yearly Rent Charge or Cluny of Two
 hundred pounds of lawfull money of England per Annum To be issyng
 and paid out of all my Messuages Lands and Tenements with the appurtenances
 situate and lying in Walworth and Kent Streete in the parish of St Mary
 Newington ab Newington Butts in the County of Surrey To have hold and
 enjoy the said Rent Charge or Cluny of Two hundred pounds to pay
 unto my said wife Katherine Burton for and during the termes of her
 naturall life To be paid unto her or her executors by my Executors here-
 after named att my dwelling house att Walworth aforesaid At the feare of
 all feasts or dayes of payment in the yearre (that is to say) At the feare
 dayes of the Birth of our Lord and the Immaculation of the blessed Virginne
 Mary The Nativitie of St John Baptiste And St Michael the Archangell by
 Even and Equal Portions The first payment to be made on the next of the
 said feare dayes which shall first happen after my decess Provided
 alwayes And it is my will and mind That if the said yearly Rent and
 Charge or Cluny of Two hundred pounds or any part thereof
 my said wife doe accept of the said Rent Charge shall be behind or unpaid in
 part or in all by the space of Thirty and one dayes next over or after any
 of the said feare dayes of Payment hereof above mentioned wherein the
 same ought to be paid (being lawfully demanded) At my said dwelling
 house in Walworth aforesaid Then it shall and may be lawfull to and for
 the said Katherine my wife To enter into and upon All my Messuages
 Lands and Tenements aforesaid out of which the said Cluny is to issue
 And the same to have hold possess and enjoy And the Rents issues and profitte
 therof to her owne use to retaine and take for and during the termes of her
 naturall life Only thing in this presentt touayned to the contrary therof
 in any wise notwithstanding Item of gne and bequeath unto my said
 loving wife for and during the termes of her naturall life her dwelling in
 my said house att Walworth aforesaid if she shall please to dwelle there
 But if she shall rather desire to dwelle in London then in view of her dwelling

Confirmation to Siriam
 2d Sessd Octo
 Willars 1675

in my said house at Wallworth aforesaid of will that she have for her
 dwelling the three Chambers in my house in Fenchurche streete which
 now b. s. (are) the Chamber over the Kitchen the Parlour over the
 Gardeyns and my Lodging Chamber Rent free for and during the Termes
 of her naturall life Item & give and bequeath unto my said sonning wife
 all and singular my houses goodes plate and jewells to her affter her own
 dispose. Item to be those my forme guests and bequests to my said
 wife are made and given upon this speciall Consideration and Condition That
 she my said wife shall within six moneths next after my decesse in due au-
 thorite of law release unto my Excutrice hereafter named all her my said
 wifes Right title and interest whiche she hath or maye or maye
 have on Clayne Alswell of me and to my lands Messuages or Tenements
 whiche she wold haue Quates with me for life. Also all her
 Dower or Customary Clayne or demandid of me to any of my lands en-
 tenments or estate whatsoeuer whether real or personalle And if my
 said wife shall within six moneths next after my decesse refuse to give
 to my said Executrix such Release Then I will that the aforesaid gifts
 and bequests by me before made and given to my said wife shall be effectly
 void and of none effect to all intents and purposes as if the same had
 never beene made. Any thing aforesaid to the contrary therof notwithstanding
 standing Item & give devise and bequeath unto my Louning Daugther -
 Margarett Brate the wife of Edward Brate Citizen and Crotor of London
 all those my lands Messuages Tenements and hereditaments whatsoeuer with
 their and ebery of their appurtenants situate lying and being in the par-
 iship of St Mary Newington alie Newington Butte in the County of
 Surrey (Excepting Three Tenements in Kent streete which are by me
 letten by Three Leases to Rogers Grent and Downes) To haue and to
 hold the aforesaid Lands Tenements hereditaments and premises (Except
 before excepted) unto my said daughter Brate and her assignes for and
 during the Termes of her naturall life And after her decesse & give and
 devise all my said Lands Messuages Tenements and hereditaments with their
 appurtenants situate and being in the said parish of Newington alie
 Newington Butte aforesaid (Except as aforesaid) unto my Grandchild
 James Brate and his assignes for and during the Termes of his naturall
 life And if give the Reversion or Remaundre of the said premises in the
 said parish of Newington (Except as aforesaid after the decesses of my said
 Daughter Margarett Brate and of my said Grandchild James Brate -
 unto Button Brate sonne of the said James Brate And the heires and
 assignes of the said Button Brate for ever. Nevertheless from time to
 time charged with the Ammunity or Rent Charge of two hundred pounds
 per annuall payable to my said wife as aforesaid Item & give devise
 and bequeath unto my said daughter Margarett Brate And her heires and
 assignes for ever all those my aforesaid Messuages or Tenements left
 by three severall leases by me to Rogers Grent and Downes situate
 lying and being in Kent streete in the parish of St Mary Newington alie
 Newington Butte in the County of Surrey. To the said Margarett Brate
 heires and assignes paying out of the Revals thareof from time to
 time and at all times after my decesses for and during the Termes of the
 naturall life of my kinswoman Margarett Button unto the said Margarett
 Button at her assignes the Ammunity or yearly summe of fiftie pounds of
 lastfull monies of England And paying out of the Revals thareof after an
 my decesses unto her heire or her assigne during

Acre

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The Term of her naturall life the like of which are yearly
 sume of ffiftie pounds of like money Both the said yearly sumes
 to be paid Quarterly And I do hereby declare it to be my will and
 mind that it shall be lawfull to and for the said Margarett Burton
 and her infant & without either of them to enter into and enjoy for their
 respective times the premises charged with their said respective Chanc-
 eliers in case of non payment thereof within one and thirty days next
 after making item & give and bequeath unto my said young daughter
 Margarett Bratt all that my part share and proportion of all those
 messuages or tenements and ground where Dolegate within the City of
 London (part) in Cheapsayard Butte Lynd totell yarde and therin whiche
 place whiche were denised to me by the Company of Drapers of the said
 City of London to have and to hold my said part share and proportion
 of the said messuages or tenements and ground unto the said Margarett
 Bratt and her assygnes for and during all the residue and remainder of
 myng to her at the time of my decesse shall be to come and engysned
 if sede the said Margarett Bratt shall see Loun line But if she shall
 happen to dye before the expetation of the said case then to give my
 said part share and proportion of the said messuages or tenements lands
 and premises unto my young Grandchild James Brate for so much
 of the term of yeare of the said case that shall be to come at the time
 of his mothers decesse as he the said James Brate shall line And if my
 said Grandchild James Brate shall happen to dye before the expetation
 of the said case either before his mother or after her decesse Then to
 give my said part share and proportion of the said messuages or tenents
 lands and premises unto Burton Brate sonne of the said James Brate
 And to the executors and Administratores of the said Burton Brate for
 and during the remainder of the term of the said case whiche shal the
 time of the decesse of the subbre of the said Margarett Bratt and all
 James Brate shall be to come and engysned item & do give and bequeath
 unto my said daughter Margarett Bratt All that messuage or tenement
 called the Red Lyon Taverne in Southwarke in the County of Sundry also
 And also all those my three messuages or tenements in the parish of
 St Thomas in Southwarke in the said County of Sundry with their appur-
 tenance of their appurtenances To have and to hold the said ffoure last
 mentioned messuages or tenements with their appurtenances unto my
 said daughter Margarett Bratt and her assygnes for and during the
 Term of her naturall life And if give the Robertson and Robertsons of
 the said ffoure last mentioned messuages or tenements with their appur-
 tenances after the decesse of the said Margarett Bratt and James Brate
 unto the said Burton Brate and the heirs of his body lawfully to be
 begotten and for default of such issue & give devise and bequeath the
 said ffoure last mentioned messuages or tenements with their appur-
 tenances unto my daughter Elizabeth Castle wife of william Castle
 Esquire for and during her naturall life And after her decesse & give
 the same to her sonnes James Smith and the heirs of his body law-
 fully begotten to be begotten And for default of such issue & give the
 same to the Right heire of me the said ffoure Burton for ever on
 item & give devise and bequeath unto my said daughter Elizabeth on

Castl

Castl all those my freehold lands and houses called or knowne by
 the name of the Three Boates Heades and Three Boates Alley purchased
 of James Redding Egginge and Thomas Tymber and Nicholas Aruld
 And also all those my freehold lands and houses purchased of Peter
 Gold and others named her Katharine which Rents situate syng and boynge
 in Kentstreete in the parish of St George in Southwarke in the County
 of Surrey To have and to hold the aforesaid lands houses and premises
 unto my said daughter Elizabeth Castle and her assynges for and during
 the term of her naturall life And after her decease to give and bequeath
 the aforesaid land and houses called the Three Boates Heades and Three Boates
 Heades yard or Alley unto my Grandchild Robert Smithson and to the
 issues of his body lawfully begotten or to be begotten And for default of
 such issue to give and bequeath the aforesaid messuage or tenement and lands
 Called the Three Boates Heades and Three Boates Heades yard or Alley unto
 my Grandchild James Smith And to the issues of his body lawfully begotten
 or to be begotten And for default of such issue to give and bequeath the same
 To the Right heires of me the said James Burton for ever And from and
 after the decease of the said Elizabeth Castle And give and bequeath the Rents
 houses and lands called the Katharine which Rents situate in Kentstreete
 aforesaid unto the Oldest sonne of the body of the said Elizabeth Castle
 begotten or to be begotten by the said william Castle And the issues of
 such Oldest sonne for ever Or in case there shall be no sonne of the
 said Elizabeth Castle begotten by the said william Castle unto his daughters
 of the body of the said Elizabeth Castle begotten or to be begotten by the
 said william Castle And to the heires of such daughters for ever And for
 default of issue of the said Elizabeth Castle by the said william Castle to give
 the said Rents houses and lands called the Katharine which Rents unto my
 said Grandchild James Smith and to the issues of his body lawfully con-
 Begotten or to be begotten And for default of such issue to give the same
 To the Right heires of me the said James Burton for ever Item of gine
 and bequeath unto my said daughter Elizabeth Castle One thre sevral
 houses and tenements in Kentstreete in the parish of St George in South-
 warke in the County of Surrey whiche I hold for sevral years to come
 from St Thomas Hospital at the Rent of fforre pounds per annuum To
 have and to hold the same unto my said daughter Elizabeth Castle and her
 assynges for and during the remayne of the term whiche
 shall att the time of my decease be to come and be occupied of the said sev-
 ral houses the said Elizabeth Castle shall have the said Elizabeth Castle all
 paying what Rent is or shalbe due for the same att the tyme of my decease
 and afterwards duriyng her myngement thereof Item of gine unto my said
 Grandchild James Smith One full Equall Moity of the Rents issues and
 profitts of the said houses and tenements in Kentstreete in the parish of
 St George in Southwarke in the County of Surrey whiche I hold of the said
 hospital To be received and enjoyed by the said James Smith for the term
 of two yeares To be attompted from the day of my death if my said
 daugher Elizabeth Castle and the said James Smith shall both so-
 long live And after the decease of the said Elizabeth Castle to give the
 estate last mentioned to my said Grandchild James Smith and his heires
 and Administrato^rs Item of gine and bequeath unto my said Daugher
 Elizabeth Castle and her heires and Administrato^rs the Mortgage
 made by william Burttford to Sarah Ponstot whiche is by her an-
 swered to me for one hundred and three stote pounds together with

A.D.

Of Will in regard of her made good provision for my daughter Elizabeth
Castl, I will not have her to have any part or share of my
Copyhold Lands and Dementys in Wallworts But I require unto the said
Elizabeth together with her husband to Surrende and Release in the
Court of the Maner of Wallworts to my daughter Margaret Beate and
her heirs all the Right title and Interest of the said Elizabeth Castl to or
in the said Copyhold Lands and Dementys The Rest and Residue of all
and singular my goods Chattels Ready mony Lenes Debts and other Estate
whatsoeuer to me belonging And not before on thise presents given and
bequeathid my debts by me owing and my ffewall charges therout
first paid or deducted I give and bequeath unto my said Lording or
daughter Margaret Beate Whith said Margaret Beate I make or
deine and appoint the full and sole Executrix of this my present testament
and last will doubtless but she will faithfully performe the same
according to the true intent thereof And I do nominate and appoint
the said William Cople Esquier and the said James Smith to be the overseers
of this my will in treating them to be ayding and assisting unto my said
Executrix by their best Adverte and Countess in the Execution of this my will
And I do hereby utterly Revoke rescind and aduise late all former
wills and bequests by me attorney time heretofore made and given And do
publicke and declare this my present testament (contayning thirteen dight
sheets of Paper) to be my very last will and none other nor otherwise
In witness wherof to the first Sheet of these presents of the
said James Burton have sett my hand And to this eight and last Sheet
have sett both my hand and Seal Dated the day and year affyrmed above
written. At Burton Signed sealed published declared and delivered by
the said James Burton the Testator as and for his last will and Testament
in the presence of John Bishop Sir Charles Beard Alme white Oldam
Emmestre to the said St

The said James Burton the Esq^r late² doe by this Postscript
one Godills year and Bequirth unto my Grandchild James Smith the
summe of Two hundred pounds, To be paid unto him by fifty pounds each
halfe yeare the first payment beginning at the end of one halfe yeare
next after my deces^r. And to Continue from halfe yeare to halfe yeare
till the whole be paid, The first halfe yeares payment being in summe
and satisfaction of fifty pound, which I promised him & laid in trust of
default of payment thereof it is my will that the said James Smith
shall receive satisfaction therof out of the Rents of my Bowse in Mather
Lane Westm^s my hand and Seal Dated the 22nd day of September
1672. J^r Burton witness his selfe John M^r Charles Bent^d Eliz^e
Whitelocke Printed.