

R/DX/32 Title deeds relating to Pencraig, in the parish of St Harmon

Acc 1419

In 1670 Pencraig was owned by Arthur Powell. He failed to pay back money borrowed on the property in 1678 and it then passed to Griffith Evans.

It then appears that the property passed down to Elinor Price, daughter of Griffith Evans, then to Stephen Evans (presumably a relative). From Stephen Evans it passed to John Evans, his son. In 1723 John Evans sells to Lewis Evans (again there maybe a family connection here).

In 1742 Lewis Evans dies and the property passes to Thomas Evans, his son. The brother and heir of Thomas Evans, Evan Evans is in possession by 1751 and by 1753 he has sold Pencraig to John Lloyd.

John Lloyd dies in 1783 and leaves the property to his “reputed” daughter Ann Meredith, wife of John Meredith.

In 1868 a John Meredith is in possession (presumably a descendant of the above John Meredith). By 1889 he has died and again Pencraig passes to his son, again called John Meredith.

/1 Mortgage for £30 18 Oct 1670

1. Arthur Powell, p St Harmon, gent *borrowed off*
2. Griffith Evans, Cwm y Berllan, p Kerry, gent

Using as security against the loan Tythyn Howell ap Moris and Pencraig, p St Harmon (Previously held by Mathew Powell, late father of Arthur Powell)

The mortgage with interest is repayable upon the feast day of Saint Michael the Archangel 1676, 1679, 1682 “att or within the Churchporch of the pish [parish] Church of St Harmon aforesaid... Or at or neare the very place where the said Churchporch now standeth Beetween the houers of Nine of the Clock in the morning and three of the Clock in the afternoone of any of the said feast dayes”

On dorse: note that 22 Jan 1677 (1678) that Arthur Powell has cancelled the indenture and releases his interest in the proviso of redemption

Signed by Griffith Evans

/2 Same as /1 18 Oct 1670

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The mark of Arthur Powell

/3 Quitclaim by Arthur Powell releasing the property Tythyn Howell 22 Jan 1678
ap Moris and Pencraig, p St Harmon to Griffith Evans

This deed also records that Griffith Evans is going to lease the property to Arthur Powell for 60 years at a yearly rent of 20 shillings. Also a lease will be drawn up for part of the premises for Joan, wife of Arthur Powell should she outlive him. Additionally bonds will be drawn up for two sums of money to be paid by Griffith Evans: £6 on the following 1 Nov; £10 to the executors and administrators of Arthur Powell on the 1 Dec after his decease

/4 Lease for 60 years for a payment of £14, peppercorn rent yearly, 29 Jan 1723
and 20 shillings yearly to Rees Evans and John Prees

1. Stephen Evans, p Kerry, yeoman *leases to*
2. Lewis Evans, p Nantmel, yeoman

Pencraig and Ty Cam, p St Harmon

Recites that Elinor Price, widow, left in her will the properties of Pencraig and Ty Cam, p St Harmon to Stephen Evans paying yearly 20 shillings to Rees Evans and John Prees for life, both of Kerry.

/5 Conveyance by lease and release for £39 15s 11/12 Nov 1723

1. John Evans of Bishops Castle, co Salop, mercer *sells to*
2. Lewis Evans, p Nantmel, yeoman

Pencreig and Tir y Ty Cam alias Tyddin howel ap Moris, p St Harmon

Recites that Elinor Price, widow, daughter of Griffith Evans, left in her will the properties of Pencreig and Ty Cam, p St Harmon to Stephen Evans, father of John Evans, paying yearly to 20 shillings to Rees Evans and John Price for life

/6 Probate will of Lewis Evans, p Nantmel, gent. Will dated 12 Nov 1742. Includes inventory dated 13 Jan 1742 21 Jan 1743

Beneficiaries: his son Thomas Evans receives Pencreig and Ty Cam, p St Harmon (now in the occupation of Richard Page as tenant), under condition that one half of the full rent be paid to Mary, wife of Lewis Evans; his son Griffith Evans receives £10; his son Lewis Evans receives £5; his daughter Elinor receives £15; his daughter Jane Vaughan receives £3; his son Hugh Evans receives 5s; his grandchild Hugh Evans receives £1; his son Evan Evans receives £6

/7 Mortgage for £40 27 Dec 1749

1. Thomas Evans, p Llansaintfraid Cwmtoyddwr, yeoman *borrowed off*
2. Ann Owens, p Nantmel, widow and Richard Owens (second son of Ann Owens by Richard Owens, deceased)

Using as security against the loan Pencreig and Tir y Tuy Cam alias Tyddin Howell ap Morris, p St Harmon

/8 Assignment of mortgage for £44 and further mortgage for £6 27 Dec 1751

1. Evan Evans, p Llanddewi Ystradenni, taylor (brother and heir of Thomas Evans, p Llansaintfraid Cwmtoyddwr, deceased) *now becomes the debtor of*
2. Ann Owens, p Nantmel, widow and Richard Owens (second son of Ann Owens by Richard Owens, deceased)

Using as security against the loan Pencreig and Tir y Tuy Cam alias Tyddin Howell ap Morris, p St Harmon

Recites /7; and also recites that failure has been in the payment according to this deed and now £40 plus interest is payable, totalling £44

/9 Assignment of mortgage for £52 14s and conveyance for £34 by 12/13 Feb 1753

lease and release

1. Richard Jones, p Nantmel, yeoman, Ann his wife and Richard Owens, p Nantmel (second son Ann by Richard Owens, deceased) *are owed money by*
2. Evan Evans, p Llanddewi Ystradenni, taylor *who sells the property to pay off the loan to*
3. John Lloyd, p St Harmon, yeoman *who pays the mortgage as detailed in previous deeds and becomes the owner of the property by paying an additional sum to Evan Evans*

Penraig and Tyr y Tuy Cam alias Tyddyn Howell ap Morris, p St Harmon

Recites /7 and /8; and also recites that £52 14s is still payable; additionally John Lloyd (in agreement with Evan Evans) will pay Richard Jones, Ann and Richard Owens £52 14s, and also John Lloyd will also Evan Evans a further sum of £34 for the absolute purchase of the premises

/10 Probate will of John Lloyd, p St Harmon, yeoman. Will dated 29 May 1783 15 Nov 1783

Beneficiaries: his wife receives one cow, one black mare, one bead [bed] and bedclose [bedclothes], the “beast in my house”, and other household stuff; after her decease to the use of “my reputed” daughter Ann Meredith, wife of John Meredith; his wife also receives the “crop of wool growing on my flock of sheep” and the use of all present stock until May; his niece Margaret Lloyd, daughter of his brother Edward Lloyd £5; his niece Catherine Morgans, wife of David Morgans receives six sheep and the clock from his house, which after her decease will go to her son Lloyd Morgans; Elizabeth Hamer, daughter of David Hamer receives 5s; his wife also receives the properties Penraig and Tycam, which after her decease will go to “my reputed” daughter Anne; his son in law John Meredith receives the remainder of his personal estate

/11 Mortgage in fee for securing £600 and interest 11 May 1868

1. John Meredith, Hendy, p Abbeycwmhir, farmer *borrowed off*
2. Thomas Vaughan, Baileybog, p Abbeycwmhir, farmer

Using as security against the loan Penygraig and Tycam, p St Harmon (occupied by William Davies)

On dorse: note that Thomas Vaughan died on 15 Jan 1891 and Mary Chapman, Llanidloes, his heiress received £600 on 17 March 1922

/12 Probate will of John Meredith, Bailey Bog, p Abbeycwmhir, farmer. Will dated 6 Dec 1879 4 Nov 1889

Beneficiary: his son John Meredith, Sychnant Fawr, p St Harmon receives Pencraig and Tycam, p St Harmon but the properties are still subject to the mortgage detailed in /11