

Number 330. Book 1486.

Conveyance

N.S.W. Stamp duty: One shilling duly stamped 14.9.27

THIS DEED made the Thirtieth day of August one thousand nine hundred and

twenty seven BETWEEN PERCY ALFRED WESTBROOK of Bowral in the State of New South Wales Estate Agent of the one part and ALICE EVELYN HARRIS the wife of Arthur Leslie Harris of Bowral in the said State Freeholder of the other part WHEREAS by Indenture of Mortgage bearing date the First day of May one thousand nine hundred and twenty six made between the said Percy Alfred Westbrook of the one part and Thomas Robinson Knox of the other part and Registered Number 575 Book 1428 the lands and hereditaments therein and hereinafter described were conveyed unto the said Thomas Robinson Knox by way of Mortgage to secure the sum of One thousand six hundred pounds and interest AND WHEREAS by Indenture of Mortgage bearing date the Third day of February one thousand nine hundred and twenty seven and made between the said Percy Alfred Westbrook of the one part and Thomas Nixon Sunderland Binney of the other part Registered Number 780 Book 1460 the lands and hereditaments therein and hereinafter described were conveyed unto the said Thomas Nixon Sunderland Binney by way of Mortgage to secure the sum of Five hundred pounds and interest but subject to the hereinbefore recited Indenture of Mortgage AND WHEREAS the said principal sums of One thousand six hundred pounds and Five hundred pounds respectively remain owing on the security of the said recited Indentures of Mortgage but all interest for the same has been paid up to the date of these presents AND WHEREAS the said Percy Alfred Westbrook has agreed to sell his equity of redemption in the said lands and hereditaments to the said Alice Evelyn Harris at or for the price or sum of Six hundred pounds NOW THIS DEED WITNESSETH that in consideration of the sum of SIX HUNDRED POUNDS paid by the said Alice Evelyn Harris to the said Percy Alfred Westbrook (the receipt whereof is hereby acknowledged) HE the said Percy Alfred Westbrook as beneficial owner DOETH HEREBY CONVEY unto the said Alice Evelyn Harris in fee simple ALL THAT piece or parcel of land being Lots Five and Seven and part of Lot Three of Section Eight of Throsby's Subdivision in the Town of Moss Vale Parish of Bong Bong County of Camden and State of New South Wales containing Thirty two and a half perches inclusive of a Right of Way COMMENCING at a point on the Southern side of Argyle Street bearing Twenty seven degrees five minutes distant One hundred and five feet seven and a half inches from the intersection of the Northern side of White Street with the Southern side of Argyle Street and bounded thence on the North West by that side of Argyle Street being a line bearing Twenty seven degrees five minutes distant Fifty nine feet four and a quarter inches to the Southern side of a dwarf brick wall Thence on the North East by a line as fenced bearing One hundred and sixteen degrees fifty nine minutes thirty seconds distant One hundred and sixty two feet three and three quarter inches to Clarence Street Thence on the South East by that Street being a line bearing Two hundred and seven degrees five minutes distant Forty two feet seven and three quarter inches to the outside edge of a gutter on a stable Thence on the South West by a line coinciding with that gutter bearing Two hundred and ninety six degrees forty three minutes distant Forty six feet ten and a half inches Thence again on the South East by a line bearing Two hundred and seven degrees fourteen minutes distant Sixteen feet eleven and a half inches which line coincides with the wall of the stable Thence again on the South West by a line which coincides with the outside edge of a gutter on a cottage bearing Two hundred and ninety seven degrees fourteen minutes distant One hundred and fifteen feet four and a half inches to the point of commencement be the several hereinbefore mentioned dimensions a little more or less INCLUDED within the land above described is a piece or parcel of land over or upon which a Right of Way has been given description of which is as follows COMMENCING at a point on the Southern side of Argyle Street being the South Western corner of the land above described and bearing Twenty seven degrees five minutes distant one hundred and five feet seven and a half inches from the intersection of the Northern side of White Street with the Southern side of Argyle Street and bounded thence on the South West by the South Western boundary of the land above described being a line bearing One hundred and seventeen degrees fourteen minutes distant one hundred and fifteen feet four and a half inches to the wall of a stable Thence by that wall being a line bearing Twenty seven degrees fourteen minutes distant Nine feet six inches Thence by a line bearing Two hundred and ninety seven degrees fourteen minutes distant one hundred and fifteen feet four and a half inches to Argyle Street and thence by that Street being a line bearing Two hundred and seven degrees five minutes distant Nine feet six inches to the point of commencement be the several hereinbefore mentioned dimensions a little more or less SUBJECT to the said Indentures of Mortgage and the sums of One thousand six hundred pounds and Five hundred pounds respectively thereby secured and all interest henceforth to become due in respect of the same AND the said Alice Evelyn Harris hereby covenants with the said Percy Alfred Westbrook that the said Alice Evelyn Harris her executors administrators or assigns will pay the said principal sums of One thousand six hundred pounds and Five hundred pounds and all interest henceforth to become due thereon and will keep indemnified the said Percy Alfred Westbrook his heirs executors and administrators against the said principal sums of One thousand six hundred pounds and Five hundred pounds and all interest thereon and against all actions proceedings claims and demands for or by reason of the non-payment thereof AND for the consideration aforesaid the said Percy Alfred Westbrook hereby covenants with the said Alice Evelyn Harris to produce the documents mentioned in the Schedule hereto IN WITNESS WHEREOF the said Percy Alfred Westbrook

P. Westbrook