

Transcription of Bankruptcy Proceedings in London: From a Vellum Manuscript in the New Rochelle Public Library Archive, Dated 1726

Oliver Hughes / January 19, 2022

The following is a transcription of a vellum manuscript created in England (likely London) on 24 November¹, 1726. It is the oldest item in the New Rochelle Public Library Archive, and consists of a large sheet of vellum folded into a small square. Most of the writing appears on one side of the unfolded sheet. Several paratextual writings appear on the back and in the margins of the manuscript, as well as on separate slips of paper associated with it, which were in most cases either certainly or probably added after the completion of the main text of the manuscript. The transcriptions of these may be found in an accompanying file. This project was carried out by Oliver Hughes, an archival volunteer under the supervision of David Rose, Archivist of the New Rochelle Public Library Archive, from October 2021 to January 2022.

The manuscript transcribed below is a legal document setting out terms for the disposition of the estate of a John Tyssen, a merchant lately bankrupt. This proceeding was authorized by a royal bankruptcy commission, which specifies various properties of Mr. Tyssen, along with their attendant rents and other financial interests, whose ownership is to be transferred to a Jonathan Collett and a Richard Browne. These two men appear to be among the creditors of Mr. Tyssen (along with a Thomas Vandrey, a William Shaw, and a John Yate, as well as possibly others unnamed), and they are the ones tasked with taking possession of Mr. Tyssen's properties and then selling them for the best possible price, with the funds to be divided among the creditors to satisfy Mr. Tyssen's debts to them. A synopsis of the contract's stipulations follows the transcription.

The language of the document is technical, formal, and stylized, with much repetition of phrase. This presents one of the chief difficulties in grasping its sense, the others being the following: 1) the spelling, here reproduced exactly as it appears in the manuscript, 2) the lack of punctuation, 3) the frequent use of certain technical terms such as "message," "toft," and

¹ It may be noted that, the year being 1726, this date and all others given in the manuscript correspond to the Julian calendar then in use in England. This date in the current Gregorian calendar would be reckoned 5 December.

appurtenances,” and 4) the ellipses, indicating segments that have regrettably proven indecipherable (with the exception of those marked [...], which indicate lacunae in the manuscript itself). Some words have been transcribed with a sufficient degree of doubt in the interpretation as to warrant the inclusion of a question mark; beyond that, the text below should be understood to represent as nearly exactly as possible the text of the original manuscript. Note that words in bold appear as such in the original manuscript.

The Transcription

...made the twenty fourth day of November in the thirteenth year of the reign of our Sovereign Lord George by the Grace of God of Great Britaine France and Ireland King Defender of the Faith ? anno ? Domini 1726 **Between** Thomas Vandrey Esquire William Shaw and John Yate Gentlemen of the one part Jonathan Collett of London Merchant and Richard Browne of London Mercer? of the other part Whereas the Kings Majestyes Commission under the Great Seale of Great Britain grounded upon the severall statutes made concerning Bankrupts bearing date at Westminster the seventeenth day of June last past before the date of these presents hath been awarded and issued forth against John Tyssen of London Merchant directed to the said Thomas Vandrey William Shaw and John Yate together with Joseph Whitehead, Esquire and Jaber? Collier Gentleman thereby giving full power and authority unto the said Commissioners four or three of them whereof the said Thomas Vandrey or Joseph Whitehead to beene? /*[sic]* to execute the same as...by the said Commission relation being thereunto had way? more? fully appeare? **Whereas** the said Thomas Vandrey William Shaw and John Yate being the major part of the Commissioners named and authorized in and by the said Commission did put in Execution the said Commission and upon due Examination of witnesses and other good prooffe upon oath before them had and taken did find that the said John Tyssen for the space of several years before the date and sueing for the of the said Commission dealt and traded as a Merchant in Importing and Exporting diverse goods wares and merchandises thereby sought and endeavoured to gett his...and dureing the...and dealing...justly indebted and still...and stand indebted unto the said Richard Browne and Charles...his partner the...hundred? pounds...upwards? of lawfull money

of Great Britaine...the said John Tyssen being so Indebted...bankrupt to all Intents and purposes...compasse true intent and meaning of the severall...or one of them before the date and dueing forth of the said Commission **And Whereas** the said Commissioners partyes to these presents did alsoe find and discover that the said John Tyssen at the time of or since his becoming a Bankrupt as aforesaid was seized or possessed of interested in or intituled unto either in Fee or for life or for some Terme or Termes of years or other Estate of and in the mannor messuages² Lands Tenements and hereditaments herein after mentioned and hereby intended to be bargained sold and assigned **And Whereas** the said Jonathan Collett and Richard Browne were on the [...] day of [...] last past before the date of these presents at a sitting of the Commissioners in the said Commission named chosen assignees of the said Bankrupters Estate and Effects pursuant to the direction of an act of Parliament made in the fifth year of his present Majestyes Reigne Entitled an Act for the better preventing frauds committed by Bankrupts **Now This Indenture Witnesseth** That the said Comissioners partyes to these presents being the major part of the Commissioners authorized by the said commission in further execution of this said commission and of the statutes therein mentioned and by force and vertue thereof and of the power and authority to them thereby given and for and in consideration of the shillings of lawfull money of Great Britaine to them the said Commissioners partyes to these presents in hand payd by the said Jonathan Collett & Richard Browne the receipt whereof is hereby acknowledged **Have** as much as in them lyeth ordered bargained and assigned and by these presents **Do** as much as in them lyeth order Bargaine sell and assigne unto the said Jonathan Collett and Richard Browne their heirs executors and administrators respectively **All** those messuages or Tenements with their and every of their appurtenances³ Scituate lyeing and being in the parish of Saint Vedast als Foster in the City of London and now late or heretofore in the tenure or occupation of Dame Elizabeth Johnson her Assignee or assignes by vertue of a lease thereof heretofore made for a long Terme of years not yet expired at and under the yearly rent of one hundred pounds or some other yearly rent And also all that messuage or Tenement with the appurtenances Scituate

² This term refers to a piece of property; Webster's New Twentieth Century Dictionary Unabridged, Second Edition gives the definition "in law, a dwelling house and adjoining land including the adjacent buildings."

³ Webster's New Twentieth Century Dictionary Unabridged, Second Edition gives the definition "in law, such buildings, rights, and improvements as belong to a house or to land are called the *appurtenances*, as outbuildings, gardens, pasturage, etc. to a house, and a right of way or other easement to land."

lyeing and being in Philpott Lane in the parish of Saint Mary Hill in the said City of London as the same now is or late was in the Tenure or occupation of Henry Offley? Merchant and also all that messuage or Tenement with the appurtenances Scituate lying or being in Philpott Lane in the parish of Saint Dionis Backchurch in the said City of London as the same now is or late was in the tenure or occupation of [...]...and also all that messuage or Tenement with the appurtenances Scituate lying or being in Philpott Lane in the parish of Saint Dionis Backchurch in the said City of London aforesaid as the same now is or late was in the Tenure or occupation of Jeremiah Wadfley? and also all that messuage or Tenement with the appurtenances Scituate lying and being in Cornhill in the parish of Saint Michael...in the City of London aforesaid as the same now is or late was in the Tenure or occupation of...and also all those...messuages or Tenements with the appurtenances Scituate lying and being in Cannon Street in the parish of Saint...bargained sold and assigned or mentioned or Intended soe to bee and every of them and the Reversion and Reversions Remainder and Remainders rents issued and profitts of all and every the premisses with their and every of their appurtenances and all the Estate right title Interest property claim and Demand whatsoever in law or Equity of him the said John Tyssen or them the said commissioners parties to these presents or any or either of them of in and to the same or any part or parcell thereof **To Have and to Hold** the said severall Messuages or Tenements and hereditaments herein or hereby ordered bargained sold and assigned or mentioned or intended soe to bee with their and every of their Rights members and appurtenances unto the said Jonathan Collett and Richard Browne their Executors administrators and assignes from henceforth for and during and unto the full End and Terme of ninety and nine years from henceforth next Ensueing and fully to be compleate and ended If the said John Tyssen shall soe long live **In Trust** to the severall uses Intents and purposes herein after mentioned and expressed of touching and concerning the same **And His Indenture Further Witnesseth**...that the said commissioners parties to these presents for the considerations aforesaid **Have Also?** ordered bargained sold and assigned and by these presents do as much as in them lye order Bargeine sell and assigne unto the said Jonathan Collett and Richard Browne their Executors administrators and assignes **All** that Capitall or mansion house Scituate lying and being in Shacklewell in the county of Middlesex now or late in the tenure or occupation of Joseph Budd

his undertennants or assignes and all and singular the outhouses Barnes Stables Edifices Buildings yards gardens orchards Tofts⁴ Grounds Lands and hereditaments to the said capitall or mansion house belonging or in anywise appertaining or therewith now used held or enjoyed or accepted? reputed or taken as part parcell or member thereof and all and every other the lands Tenements and hereditaments whatsoever of him the said John Tyssen of or in which hee hath any right Title or Interest of or for any Terme or number of years whatsoever Scituate lyeing and being in Shacklewell aforesaid or elsewhere in that part of the Kingdom of Great Britaine called England and all and singular the rights Members and appurtenances to them and every of them severally and respectively belonging or appertaining or with every or any of them held used occupied or enjoyed or accepted reputed or taken as part parcell or member thereof

His? All Yearly and other rents Issues and profits ariseing coming or renewing of from or out of the same last mentioned hereditaments and premisses every or any of them and the Reversion? and Reversions? Remainder and Remainders of the same last mentioned hereditaments with their and every of their appurtenances **To Have and to Hold** the said last herein before ordered bargained sold and assigned Capitall or Mansion house Lands Tenements &? hereditaments or mentioned or Intended soe to bee and every part and parcell thereof with their and every of their Rights Members and appurtenances and every of them unto the said Jonathan Collett and Richard Browne their Executors administrators and assignes from henceforth for and oweing the severall and respective Terme and Termes number and numbers of years as he the said John Tyssen at the time of his Becomeing Bankrupt or at any time since had in any of the said last mentioned bargained and assigned hereditaments and premisses to the several uses Intents and purposes herein after mentioned and expressed of touching and concerning the same **And This Indenture Further Witnesseth** That the said Commissioners partyes to these presents for the considerations aforesaid **Have** ordered Bargained sold and assigned and by these presents **Do** order bargain sell and assigne to the said Jonathan Collett and Richard Browne and their heirs **All?** those three acres of Marsh Ground heretofore of John Ward then lyeing under water in Haverig Marsh in the parish of Hornchurch in the County of Essex and were likewise heretofore

⁴ Webster's New Twentieth Century Dictionary Unabridged, Second Edition gives the definition "a homestead with its arable land."

devised? with the Mannor? of Ridden? alias Rydden? Court unto Francis? Ram? Esquire two of which said acres are or formerly have been called...in Brightmores? Mead? and were heretofore purchased of William Cummins Citizen and Girdler? of London by Edward Drayton? Cittizen and...of London and all Tofts Land Ground and Soyle whereupon at or late before the great Fire⁵ which happened in London about the...of September in the year of our Lord one thousand and six hundred...stood a Capitall Messuage or Tenement called Turners...or late in the Tenure or occupation of...John Hawes [...] Franklyn Doctor in...of them their or some or one of their assignee or assignes under tennant or under tennants all which premisses are Scituate lyeing or being in or near Philpot Lane in the parish of Saint Andrew Hubbard in or near little East cheap London and in an Indenture of lease thereof made by Henry Philpott Esquire and Mary his wife to the Master warden and commonalty of the art? and Mystery?...Turners London are mentioned to containe from east to west by the North four score and nine foot and six Inches...of assize and from East to West by the South ninety and six foot and six inches of assize and from North to South by the west one and fifty Foot and six inches of assize and from North to South by the East seaventy four foot and all that now capital Messuage or Tenement called Turners Hall with the appurtenances and all that Messuage or Tenement thereunto adjoyning or belonging with the appurtenances now or late in the holding or occupation of Francis...Gentleman and all those two now built Messuages or tenements fronting and abutting west upon Philpott Lane with the appurtenances now or late in the tenures or occupations of [...] Pope Carpenter Samuel Nash? Merchant and David Mesnall? French schoolmaster or some or one of them his or their Tennants or assignes which said four messuages or Tenements were since the late great Fire erected and built upon the said Tofts land ground and Soyle and all that Toft Land Ground and Soyle whereupon a messuage or tenement commonly called or knowne by or Siyne of the Legg before the said Fire did stand lyeing and being in Smithy? Lane in the said parish of Saint Andrew Hubbard in or near little East cheap London lyeing between a Messuage or Tenement heretofore in the Tenure of Robert Pyke? on the west part a Messuage or Tenement heretofore in the tenure or occupation of John Marshall Barber on the east part and did abutt on the said Lane called

⁵ This must refer to what is known as the Great Fire of London in 1666. That it was still being taken into account in real estate proceedings sixty years afterward shows something of the scale of its destruction of property in the City of London. All of the properties located in the City that the document treats were damaged or destroyed in the Fire, and some were never rebuilt.

Smithy? Lane towards the south and also all that Messuage or Tenement called or knowne by the name or Siyne of the Red Cow with the appurtenances heretofore in the Tenure or occupation of Thomas Hooker and now or late in the Tenure or occupation of William Hooker victualler his Son which said Messuage or Tenement last mentioned was lately new built by the said Thomas Hooker upon the Toft Land Ground or Soyle of or whereupon there formerly stood the said messuage or Tenement heretofore called or knowne by the name or sign of the Legg all and singular other the Messuages Lands Tenements and hereditaments whatsoever of him the said John Tyssen of into or out of which hee the said John Tyssen at the time of his Bankruptcy had or now hath or claimeth or of right ought to have had or claimeth any estate right Tithe or Interest whatsoever of Inheritance or Fee simple? in Law or Equity Scituate lyeing and being in the said City of London County of Essex or elsewhere in that part of the Kingdom of Great Britaine called England together with all cellars Sollars? Shopps warehouses Edifices Buildings ways passages waters... Rights Easements benefits profitts advantages...hereditaments and appurtenances... parcel of them or any of them belonging or anywise appertaining or adopted reputed taken or knowne as part parcell or member thereof every or any of them or as to them or any of them being or herewith otherwise held used occupied or enjoyed and alsoe all and every the ground rent or other rents or profitts reserved due or payable by vertue of any Demise made of all every or any of the said premisses or any part or parcel thereof and all yearly and other rents Issues and profitts due and payable ariseing coming or renewing of from or out of the said hereby Bargained premisses or any part thereof and all the Estate right Title Interest Equity of redemption property claime and demand of him the said John Tyssen or them the said Commissioners partyes to these presents of in or to the same and every part and parcell thereof and the Reversion and Reversions Remainder and Remainders of all and singular the said premisses and of every part thereof with their and every of their appurtenances Except always out of these peasants one peice or parcell of Ground containing in Length from East to West twenty nine foot of assize and in breadth from North to South sixteen foot and seaven Inches of Assize which said excepted peice or parcel of Ground heretofore was or did containe the Kitchen? and little yard behind the same belonging to Turners hall and is now Severed and divided from the rest of the Lands and Ground whereupon Turners Hall did heretofore stand with

said excepted premisses were heretofore conveyed by Mary Philpott widow to one John Carter his heirs and assigns **To Have and to Hold** the said severall Messuages Lands Tenements...meadow and all and singular other the said last mentioned hereditaments and premisses herein last before bargained and sold or mentioned or intended soe to bee with their and every of their rights members and appurtenances except before excepted unto the said Jonathan Collett and Richard Browne their heirs and assigns for ever to the onely proper use and behoofe of the said Jonathan Collett and Richard Browne their heirs and assigns for ever **In Trust** to and for the several uses Intents and purposes herein after mentioned as well touching and concerning the same as all other the messuages Lands Tenements and hereditaments herein before bargained or Sold or mentioned soe to bee

That is to say upon Trust as soon as conveniently may bee That the said Jonathan Collett and Richard Browne their heirs and assigns Doe and shall make sale of all and singular the premisses as well Freehold? Leasehold as Copyhold or any part thereof for the most and Cost? price and prices that can be gotten for the same and as to the purchase money and alsoe as to the Rents and profitts of the said premisses untill sold **In Trust** and to and for the use and behoof of them the said Jonathan Collett and Richard Browne and such other of the Creditors of the said John Tyssen as have already sought or shall hereafter in due time come in and seek releife by vertue of the said Commission and contribute towards the charges thereof and as to the Residue and Surplus of the premisses or of the money thereby ariseing after the Debts due to such of the said Creditors of the said John Tyssen as have or shall in due time prove the same and alsoe the charges and expences of sueing forth and prosecuting the said Commission are fully payd and satisfied **In Trust** that they the said Jonathan Collett and Richard Browne their heires and assigns shall stand seized and bee possessed thereof and shall convey or pay the same to or to and for the use and benefitt of the said John Tyssen his heirs Executors and administrators **And** the said Jonathan Collett and Richard Browne for themselves their heirs Executors administrators and assigns each and every of them Doe and doth covenant promise grant and agree to and with the said Commissioners partyes to these presents their heirs Executors and administrators and to and with every of them by these presents in manner and forme following that is to say That they

the said Jonathan Collett and Richard Browne their heirs Executors administrators...respectively shall and will with all convenient speed...use their best means and Endeavours to get possession of all and Singular the premisses and shall and will with the like convenient speed Sell and Dispose thereof to and for the most and best price value or advantage That he or they may or can reasonably gett and obtaine for the same and further That they shall and will from to time and at all times hereafter upon reasonable request and notice give or render unto the said Commissioners partyes to the presents at such time and place as they shall appoint a just free and perfect account in writeing of what and how much money they the said Jonathan Collett and Richard Browne and their respective heirs Exectrs administrators and assignes or any of them shall⁶ have received raised or recovered by force or vertue of these presents or otherwise by and out of the premisses and such money as upon such account? shall appear to be soe held raised received or recovered by them or any of them as aforesaid They the said Jonathan Collett and Richard Browne the heirs executors and administrators respectively shall and will well and truly pay or cause to bee payd unto the said commissioners partyes to these presents **To? the End?** the same may be by them distributed divided and sett above unto and amongst such of the said John Tyssens Creditors as shall be legally Intitaled to receive the same in manner as aforesaid **And Moreover** That they the said Jonathan Collett and Richard Browne the heires Executors and administrators shall and will from time to time and at all times hereafter well and sufficiently save defend keep harmlesse and Indempnified? the said commissioners partyes to these presents their and every of their heires Executors and administrators and their and every of their Lands Tenements goods and chattels and every part thereof of from touching and concerning all and all Manner of arrests actions Suites Troubles Charges Damages and Expenses whatsoever which they or any of them shall or may Suffer Sustain or bee put into for or by reason of this present Deed anything herein contained or of any other act or acts things whatsoever lawfully done or executed or to bee done or executed as touching the premisses by vertue of the said Commission or their or any of their lawfull Intermedling? or acting in or about any parte of this said John Tyssens Estate hereby assigned by force vertue or colone? of the said Commission **In Witness**

⁶ The word "then"? is written with a caret following this word, apparently meant to be inserted here

whereof the partyes to these presents first above named here sett their hands and Seales the day and year first above written⁷

End of Transcription

Synopsis

The contract was drawn up on 24 November, 1726, between Thomas Vandrey, Esquire, William Shaw, and John Yate on the one part, and Jonathan Collett and Richard Browne on the other. These men are all creditors of the merchant John Tyssen, who, having recently become bankrupt, now cannot discharge his debts to them. A royal bankruptcy commission has on the past 17 June, 1726 awarded Mr. Tyssen's creditors the right to seize a number of his properties in order to satisfy the debts. The ownership of these properties has thus been transferred to them, the creditors, and they in turn now transfer the rights specifically to Jonathan Collett and Richard Browne, so that they may carry out the task which the bankruptcy commission has assigned them and which they in the contract agree to undertake; i.e., to sell the properties on the market, thereby converting them into liquid assets to be distributed among the creditors to accomplish their recompense. The properties are now specified: those in the parish of Saint Vedast-alias-Foster in the City of London, those in Philpot Lane in the parish of Saint Mary-at-Hill in the City of London, those in Philpot Lane in the parish of Saint Dionis Backchurch in the City of London, those in Cornhill in the parish of Saint Michael in the City of

⁷ In the left-hand margin of this last section appears the following:

Recognized?...William Shaw 25^o die? April?
1727 °...

...

London, those in Cannon Street in an illegible parish, those in the village of Shacklewell directly outside the City of London, those in Haverig Marsh in Hornchurch outside the City of London, those in Philpot Lane in the parish of Saint Andrew Hubbard in the City of London, those abutting west upon Philpot Lane in the City of London, those in Smithy Lane in the parish of Saint Andrew Hubbard in the City of London, and certain others. Jonathan Collett and Richard Browne agree to sell these properties for as high a price as they can get, the proceeds being distributed among the creditors of Mr. Tyssen for their relief, to make regular reports on their activities to the commission, and to return to Mr. Tyssen any excess money raised beyond the value of the debts to his creditors. The parties bind themselves to this contract.

List of People

The following is a list of people named in the manuscript, along with what is known about each.

Thomas Vandrey, Esquire, William Shaw, and John Yate – These three men are named as one of the two parties between which the contract is drawn up, the other being Jonathan Collett and Richard Browne. They are creditors of the bankrupt merchant John Tyssen. They are referred to as “Commissioners,” having been granted authority by a royal bankruptcy commission on the past 17 June of the same year to take into their possession various properties of the bankrupt merchant John Tyssen, for the purpose of selling them in order to recoup their losses sustained in their financial backing of Mr. Tyssen.

Jonathan Collett and Richard Browne – These two men are named as one of the two parties between which the contract is drawn up, the other being Thomas Vandrey, Esquire, William

Shaw, and John Yate. Like those three, they are creditors of Mr. Tyssen, and commissioners. They agree to receive the ownership of Mr. Tyssen's properties from the other commissioners, as they are the ones tasked with actually executing their sale. They are required to sell them for the best price possible, and to provide regular accounts to the rest of the commission of their activities.

John Tyssen – This is a man who “dealt and traded as a Merchant in Importing and Exporting diverse goods wares and merchandises,” whose recent bankruptcy has led his creditors to seize and make plans to sell a number of his properties.

Joseph Whitehead, Esquire and Jaber? Collier – These two men appear also to be commissioners, and possibly further creditors of Mr. Tyssen, but they are not stipulated as part of either of the two parties to the contract, and may play something of an ancillary role. This is however not clear.

Charles... - The illegibility of most of the surrounding text renders the identity of this man uncertain; he may be a business partner of Mr. Tyssen, to whom the latter stands indebted.

The following are also named in the manuscript, but not as active or interested parties to the bankruptcy proceedings; they are either previous owners or current tenants of certain of Mr. Tyssen's properties, invoked for purposes of clarification or specification.

Dame Elizabeth Johnson

Henry Offley?

Jerome Wadfley?

Joseph Budd

John Ward

Francis? Ram

William Cummins

Edward Drayton

John Hawes

Franklyn Doctor

Henry Philpott, Esquire

Mary Philpott

Samuel Nash

David Mesnall

Robert Pyke

John Marshall

Thomas Hooker

William Hooker

John Carter

List of Places

The following is a list of some of the places identified by the manuscript as the various locations of John Tyssen's scattered properties. Most lie within the City of London, the historical extent of London for much of its existence, before population growth extended metropolitan London far beyond the bounds of the City proper. Today the City of London makes up a small fraction of the overall extent of London, and comprises its own county, distinct from the rest of the surrounding metropolis, which is the county of Greater London.

Within the City of London:

Parish of Saint Vedast als Foster – This must refer to the church of Saint Vedast-alias-Foster (Vedast is the French, Foster the English name of the saint), in Foster Lane in the ward of Cheap in the center of the City of London. It was badly damaged in the Great Fire of London in 1666.

Philpott Lane – This must refer to Philpot Lane, a street in the ward of Billingsgate in the southeast of the City of London, running north from the street of Eastcheap.

Parish of Saint Mary Hill – This must refer to the church of Saint Mary-at-Hill, in Lovat Lane off the street of Eastcheap in the ward of Billingsgate in the southeast of the City of London. It was badly damaged in the Great Fire of London in 1666.

Parish of Saint Dionis Backchurch – This must refer to the church of Saint Dionis Backchurch, no longer in existence, which stood in the ward of Langbourn in the east of the City of London until it was destroyed in the Great Fire of London in 1666, subsequently rebuilt, and finally demolished in 1878.

Cornhill – This must refer either to the ward of Cornhill in the northeast of the City of London, or to the street of the same name within the ward.

Parish of Saint Michael – This must refer to the church of Saint Michael, Cornhill, in Cornhill Street in the ward of Cornhill in the northeast of the City of London. It was destroyed in the Great Fire of London in 1666, and subsequently rebuilt.

Cannon Street – This must refer to Cannon Street, which runs east-west through the south of the City of London, just north of and parallel to the Thames, the southern border of the City.

Saint Andrew Hubbard – This must refer to the church of Saint Andrew Hubbard, no longer in existence, which stood in the ward of Billingsgate in the southeast of the City of London until it was destroyed in the Great Fire of 1666.

Little East Cheap London – This must refer to the street of Eastcheap in the ward of Billingsgate in the southeast of the City of London. It was called Little Eastcheap to distinguish it from its western section, known as Great Eastcheap, but after that was demolished, the remaining eastern section became known simply as Eastcheap.

Outside the City of London:

Shacklewell – This must refer to the small village of Shacklewell which for some time existed as a distinct entity before being absorbed into the surrounding settlements. It lay in the historic county of Middlesex, which contained the City of London and the area immediately to its north and was itself absorbed into the current county of Greater London, formed from the spread of metropolitan London beyond the bounds of the City. Though Middlesex at least nominally included the City of London for some length of time, here it is clearly invoked to refer to the area outside the City, where Shacklewell was situated.

Haverig Marsh – This may refer to what are known as the Hornchurch Marshes, areas of marshland lying in the town of Hornchurch in the London Borough of Havering in the east of the county of Greater London.

Parish of Hornchurch – This must refer to the town of Hornchurch in the London Borough of Havering in the east of Greater London. It is here referred to as a parish situated in the county of Essex, but it has since been made a town and transferred to the county of Greater London.