

Smith family vault at Norwood & Knotts etc  
James - wife

Alice Louise Paton wife of Archibald James Paton  
d.c. 1955.

Execs Jane Ann Smith (wife) Alfred Hills Sam Waterfield Adam Rivers Steele  
(Solicitor)

The late Thomas Baker Knott (father of Fred Alpin)

Brothers William Henry = Elizabeth  
Henry James

Niece Georgina Morrison = Robert = Ann Frances Finn

Anne Shepherd m. H Bell

Late Sisters (Sarah Harris) Elizabeth Anne Burgess

Nephews Henry William Burgess

Alfred Thomas Durham = Clara

Niece Sarah Jane (Durham) = John Fern Jewelle

Godson William Shaw

Nephew James Henry son of Henry James

Nieces Jane (2) Elizabeth (3) Penelope (4) Louisa (5) Rose (6) Georgina (7)   
Caroline (8)   
Arthur Brown Cook

Servants

Mary Jane H / hair per  
Thomas Curran (Carriage)

wife Mary

Mrs Wood

M. A. Ender

Helen Scott (wife)

Henry William Secretary

Jane to be, Paton and

James Fowler Coachman

John Hays (head

Gardener)

Arthur Brown Cook

M. J. B.

Did Mary Smith daughter of Henry James die  
between 1896 & 1904?

Friends: William Thomas, Mary - daughter of James & William Sinden  
Jane & William Sinden  
James & William Sinden  
James & William Sinden  
Charles King

f295,523-12s-5d:

What age at death 1902

Will. 1896  
Codicil 1896.  
1901  
1902  
1904  
1904

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I, JAMES THOMAS SMITH of Fairby House in the  
parish of Eltham and county of Kent Esquire do hereby revoke all former wills and  
testamentary dispositions and do declare this to be my last will and testament I appoint  
my dear wife Jane Ann Smith Alfred Hills Samuel Mitton Waterfield (and Adam Rivers Steele  
of No 21 College Hill in the city of London Solicitor EXECUTORS and trustees of this  
my will and trustees for all the purposes of the Settled Land Act 1882 and of section  
42 of the Conveyancing and Law of Property Act 1925 I direct that my remains be in-  
terred in my Vault in the South Metropolitan Cemetery Company's Cemetery at Norwood and  
that my funeral be conducted under the sole order and direction of my wife I give my  
said Vault to my said trustees Upon trust for my wife for her life and upon her decease  
to permit her remains to be interred therein and from and after that event Upon trust

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For my niece Elizabeth Ann Knott and Frederick Alphonso Knott, her husband and the survivor of them absolutely I give and bequeath my leasehold messuage or dwellinghouse known as Fairby House Eltham aforesaid in which I now reside together with the stables and other outbuildings garden and appurtenances for all my term estate and interest therein and all my personal effects goods and chattels usually in and about the same other than money and securities for money except as hereinafter mentioned unto my said wife Jane Ann Smith absolutely but subject to the payment of the rent and the observance of the covenants on the Lessee's part to be paid observed and performed I give to my said wife the sum of one thousand pounds to be paid to her as soon as possible after my decease the reason that I do not place a larger sum at her absolute disposal being that I have otherwise provided for her I bequeath to my said trustees my forty mortgage debenture bonds of one hundred pounds each in Holland & Co Limited or other the stock representing the same Upon trust to pay the net annual income thereof to my niece Elizabeth Ann Knott or allow her to receive and take the same during the joint lives of herself and her husband Frederick Alphonso Knott but so that she shall not while under coverture have power to anticipate or incumber the same and upon the decease of either of them the said Elizabeth Ann Knott or Frederick Alphonso Knott Upon trust for the survivor of them absolutely I bequeath to my said trustees two thousand nine hundred and twenty five pounds A Debenture stock in T Norfolk & Sons Limited or other the stock for the time being representing the same Upon trust to pay the annual interest or income arising therefrom to my said wife during her life and from and after the death of my wife to stand possessed of the said stock upon the same trusts as are heretofore declared of and concerning the said Bonds in Holland & Co Limited I devise my freehold farm and lands known as Patman's Farm with part of Goring Lee North situate in the parishes of Shipley Thakeham and Chiltonington in the county of Sussex together with the farm house outbuildings and appurtenances containing together about one hundred and sixty four and a half acres with the two model cottages and three acres one rood and twenty one perches of land as the same are now let to Walter Joyes and all other if any my hereditaments in the said parishes unto my trustees Upon trust to pay the net annual rents and profits thereof to my wife or allow her to receive and take the same during her life and from and after her decease Upon trust for my niece Jane Ann Waterfield and her heirs I devise my two undivided third parts or shares or other part or share of and in the freehold Wharves known as Sun Wharf Deptford to my trustees Upon trust to pay the net annual rents and profits thereof to my said wife for her life and from and after her decease Upon trust as to one undivided third part or share for my niece Henrietta Sarah Shepherd and her heirs and as to the remaining part or share Upon trust for her husband Charles Messingham Shepherd and his heirs I devise my freehold land and wharf known as Saxon Wharf situate next to the River Ravensbourne

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in the parish of Greenwich now leased to Messrs Fry Brothers to my trustees Upon trust to pay the net annual rents and profits thereof to my said wife or to allow her to receive and take the same during her life and upon her decease Upon trust for my nephew James Edward Durham and his heirs I devise all my Tithes or rent charge in lieu of Tithes arising out of or charged upon three hundred and sixty five acres of land or thereabouts in the parish of Erith and county of Kent to my said wife for and during her life and from and after her decease to the said Adam Rivers Steele and his heirs absolutely but if the said Adam Rivers Steele shall die before me then I devise the same after the death of my wife to Eleanor the wife of the said Adam Rivers Steele and her heirs I bequeath my silver jug that formerly belonged to the late Mr Thomas Baker Knott and my diamond studs to my trustees on trust to allow my wife to use and enjoy the same during her life and on her decease I give the said silver jug to the said Frederick Alphonso Knott and the said diamond studs to my nephew Charles Messingham Shepherd I bequeath to my trustees one thousand two hundred pounds four per cent debenture stock of the London and St Katherine Dock Company Upon trust to pay the interest thereof to my Housekeeper Mary Dane during her life (in addition to her legacy as a servant and to any wages that may be due to her) and upon the decease of the said Mary Dane I direct that the said debenture stock shall sink into my residuary estate I bequeath the following legacies that is to say To my brother Henry James Smith the sum of one thousand pounds To each of the children of my said brother Henry James Smith five hundred pounds To my niece Georgina Morris Lewin three thousand pounds To each of them Elizabeth Shepherd Jessie Durham wife of James Durham and Anne Shepherd now Mrs Bell the children of my late sister Sarah Morris Shepherd one thousand five hundred pounds To the husband of my niece Anne Bell two hundred pounds To my nephew Henry William Burgess son of my late sister Elizabeth Ann Burgess two hundred pounds To my niece Elizabeth Ann Knott two hundred pounds To her husband Frederick Alphonso Knott two thousand pounds To my niece Jane Ann now the wife of Samuel Mitton Waterfield two hundred pounds To the same Samuel Mitton Waterfield two hundred pounds To my niece Henrietta Sarah Shepherd two hundred pounds To each of my nieces Ann Frances Finn and Mary Ann Evans two hundred pounds To each of my nephews James Edward Durham and Frederick Edward Durham and to Clara the wife of my nephew Alfred Thomas Durham two hundred pounds To Robert Lewin the husband of my said niece Georgina Morris Lewin two hundred pounds To my niece Sarah Jane Fenn the wife of John Fenn of Greenwich Jeweller one thousand pounds To the said John Fenn two hundred pounds To the said Alfred Hills two hundred pounds and to Sarah Hills his wife two hundred pounds To Elizabeth the widow of my brother William Henry Smith one thousand two hundred pounds To my Bailiff Thomas Coulson one thousand pounds and if the said Thomas Coulson shall be in my service at the time of my death I bequeath to him the further sum of five hundred pounds in addition to any wages that

may be due to him To Mary Coulson the wife of the said Thomas Coulson one hundred pounds To their son Edward Coulson one hundred pounds To my friend William Treadwell two hundred pounds To Mary Ranford two hundred pounds To her husband Charles Ranford one hundred pounds To Jane Sinden the wife of William Sinden two hundred pounds To my godson William Snow one hundred pounds To Grace Arnold of Ivycroft Sistover Road Balham fifty pounds To my friend Dr Sams of Eltham Road Lee one hundred pounds To my friend Walter Graham Senior of St Johns Road Blackheath two hundred pounds and to Charles King of the Corn Exchange the sum of one hundred pounds To Harmer Steele two hundred pounds To Bennett Matthews of No 29 Warwick Street Woolwich thirty pounds To Robert W Gilham Builder Longfield thirty pounds and to Mrs Wood formerly my wife's Companion, thirty pounds To M A Evenden the widow of my old Clerk twenty pounds To Miss Helen Sewell my wife's Companion the sum of one hundred pounds and if she shall be in the service of myself or my wife at the time of my death the further sum of one hundred pounds in addition to any salary that may be due to her but the said Helen Sewell is not to be entitled to any legacy as a servant To my Secretary Henry Williams of No 47 Burnt Ash Hill Lee the sum of fifty pounds To J Martin Senior occupying the house at the Middle Farm Hartley the sum of twenty pounds in addition to the legacy which he will be entitled to as a servant if in my employ at the time of my death To Jane Wilson now (Mrs Mason) formerly my Parlourmaid twenty pounds To James Fowler my present Coachman five hundred pounds and to the said James Fowler or other the Coachman in my employ at the time of my decease if he shall have been in such employ for the three years previous to my decease the sum of fifty pounds or if in such employ for two years but less than three years the sum of twenty pounds or if in such employ for less than two years the sum of ten pounds To John Howe my present Head Gardener two hundred and fifty pounds and to the said John Howe or other the Head Gardener in my employ at the time of my decease if he shall have been in such employ for the three years previous to my decease the sum of fifty pounds or if in such employ for two years but less than three years the sum of twenty pounds or if in such employ for less than two years the sum of ten pounds I give to the Under Gardener in my employ at the time of my decease not living in my house the sum of ten pounds To Mrs Caroline Coleman late Dunmull formerly my Housemaid twenty pounds and I give to Caroline Brown my present Cook two hundred pounds in addition to her legacy as a servant if in my service at the time of my decease I give to the indoor servants (including any outdoor servants who may reside in the house) at my private Residence Fairby House aforesaid who shall be in my service at the time of my decease the legacies following that is to say To each of such servants who shall have been in my service for the three years immediately preceding my death three years wages to each of such servants as shall not have been in my service for three years but shall have been in such service for two years immediately

preceding my death two years wages to each of such servants as shall not have been in such service for two years but shall have been in such service for one year immediately preceding my death one years wages and to each of such servants as shall not have been in such service for one year the sum of five pounds I give to each of the male farm servants of the age of twenty one years and upwards upon my farm at Hartley in my employ at the time of my decease and who shall have been in my employ for the then last preceding two years five pounds And I direct that all the legacies to my servants both outdoor and indoor at my residence aforesaid and to my farm servants shall be paid to them in addition to any wages that may be due to them at the time of my decease I bequeath to each of them the said Alfred Hills Samuel Mitton Waterfield and Adam Rivers Steele who shall act as an Executor and trustee of this my will five hundred pounds for his trouble therein I bequeath to the Royal Kent Dispensary four hundred pounds To the British Home for Incurables at Clapham Road four hundred pounds To the Dreadnought Hospital for Seamen at Greenwich four hundred pounds To the Watermen's Almshouses at Penge two hundred pounds To the National Benevolent Institution two hundred pounds To the National Hospital for the Paralysed and Epileptic one hundred pounds To the Female Lock Hospital one hundred pounds To the National Truss Society one hundred pounds To the Provident Surgical Appliance Society for the relief of crippled poor one hundred pounds And to the Workshop for the Blind of Kent one hundred pounds I declare that the receipts of the Treasurers of the said Institutions respectively shall be sufficient discharges for the said last mentioned legacies and that my said Executors shall not be bound or concerned to see to the application thereof and that such charitable legacies shall be paid free from legacy duty I devise and bequeath all my real and personal estate not hereinbefore otherwise disposed of unto my said wife the said Alfred Hills Samuel Mitton Waterfield and Adam Rivers Steele Upon trust that they my said trustees or the survivors or survivor of them or the executors or administrators of such survivor or others the trustees or trustee for the time being hereof hereinafter called the trustees or trustee shall sell the said real estate including chattels real and call in sell and convert into money such part of my personal estate as shall not consist of money and with and out of the money produced by such sale calling in and conversion and with and out of such part of my personal estate as shall consist of money shall pay my funeral and testamentary expenses and debts and the legacies bequeathed by this my will or any codicil hereto but so that all legacies given by this my will or by any codicil hereto shall be paid primarily and in priority to my funeral and testamentary expenses and debts out of my personal estate in exoneration of the proceeds of sale of my real estate And I direct that such personal estate and proceeds of sale shall be marshalled to give effect to this provision of my will And I direct that the said trustees or trustee for the time being of this my will shall at their or his dis-

cretion invest the residue of the said moneys in the names or name of the said trustees or trustee with power from time to time to vary the investments for others of the same or a like nature And I authorise the trustees or trustee to allow any part or parts of my estate to remain upon the same state of investment as it shall be at the time of my decease I declare that the trustees or trustee shall stand possessed of the said residuary trust moneys and the stocks funds and securities in or upon which the same shall from time to time be invested hereinafter called my trust funds Upon the trusts following that is to say In trust to pay the income thereof to my said wife during her life and upon her decease Upon trust to pay the following legacies namely To the said Harmer Steele five hundred pounds and to the said James Fowler two hundred and fifty pounds and to pay and divide the residus of my trust funds unto and among the said Frederick Alphonso Knott Elizabeth Ann Knott Samuel Mitton Waterfield Jane Ann Waterfield Charles Messingham Shepherd Henrietta Sarah Shepherd Sarah Jane Fenn James Edward Durham and Sarah Hills or such of them as shall survive me in equal shares and so that every female residuary legatee hereinbefore named who may be the wife of any other residuary legatee shall take an equal share in her own right apart from the share of her husband And I do hereby declare that the provisions herein made for my said wife shall be in satisfaction and bar of dower and free bench and of every other claim which by law or custom or otherwise she might have or make out of or upon any part of my real estate And I declare that the said trustees or trustee may postpone the sale and conversion of my real and personal estate or any part thereof for so long as they or he may think fit and that notwithstanding that the property the sale or conversion whereof shall be so postponed may be of leasehold tenure or may be otherwise of a perishable or wearing out nature and if any part of my estate shall be of a reversionary nature the same shall not be sold or converted into money until it falls into possession unless my trustees or trustee shall think it probable that a loss will arise to my estate by postponing the sale and conversion thereof And I declare that the rents profits and income to accrue from and after my decease of and from such part of my real and personal estate as shall for the time being remain unsold and unconverted shall after payment thereof of all incidental expenses and outgoings be paid and applied to the person or persons and in the manner to whom and in which the income of the monies produced by such sale and conversion would for the time being be payable or applicable under this my will if such sale and conversion had been actually made And I empower the said trustees or trustee from time to time to let any hereditaments do this my will or by any codicil hereto upon any trust either from year to year or for any term of years at such rent and subject to such covenants as they or he may think fit and also to accept surrenders of leases and tenancies to fall timber and other trees standing on the said hereditaments whether for sale repairs or otherwise

to insure the buildings against damage by fire and to repair the same to cultivate and farm any unsold lands and generally to manage the said hereditaments in such manner as they or he may think fit And I declare that the proceeds of any timber sold by the said trustees or trustee shall be considered as capital and applied accordingly And I expressly authorize and empower my trustees for the time being from time to time to grant or join in granting building and other leases of all or any part of my freehold and leasehold hereditaments for any term or number of years either in possession or reversion as shall be considered most desirable with liberty for the lessee or lessees to take down all or any part of the Buildings which shall be standing upon the hereditaments to be comprised in any such lease at the time of the granting thereof and to convert or dispose of the materials thereof and also to lay out and appropriate any part of the hereditaments comprised in any such lease or near or adjacent thereto as and for roads streets ways or passages and other the tenants and occupiers of the same or any adjoining or neighbouring premises and upon such terms generally as to my trustees shall seem meet so that no fine premium or foregift be taken for the same and that the respective Lessees execute counterparts of such leases And I direct that subject to the terms of any such demise or lease and of any demise or lease that may be existing at the time of my decease the said estates shall be kept in good substantial and tenantable repair cultivation order and condition and insured against loss or damage by fire by or at the expense of the persons for the time being entitled to the rents issues and profits thereof respectively And lastly I hereby declare that any trustee being a Solicitor or other person engaged in any profession or business shall be entitled to be paid all usual professional charges for business transacted and acts done by him or any Partner of his in connection with the trusts hereof IN WITNESS whereof I the said James Thomas Smith the testator have to this my last will and testament

10 Sep 1896

contained in ten sheets of paper set my hand this tenth day of September one thousand eight hundred and ninety six - JAMES THOMAS SMITH - SIGNED and acknowledged by the said James Thomas Smith the testator as and for his last will and testament in the presence of us both being present at the same time who in his presence at his request and in the presence of each other have hereunto subscribed our names as witnesses - A CUTBILL - E R GREW Clerks to Messrs A R & H Steele 21 College Hill London E C Solicitors -

I JAMES THOMAS SMITH of Fairby House in the parish of Eltham and county of Kent Esquire declare this to be a CODICIL to my will dated the tenth day of September one thousand eight hundred and ninety six Whereas by my said will I have devised my freehold farm and lands known as Patman's Farm with part of Goring Lee North situate in the parishes of Shipley Thakeham and Chilmington in the county of Sussex together with the farmhouse outbuildings and appurtenances containing

together about one hundred and sixty four and a half acres with the two Model cottages and three acres one rood and twenty perches of land as the same are now let to Walter Joyce and all other if any my hereditaments in the said parishes unto my trustees Upon trust to pay the net annual rents and profits thereof to my wife or allow her to receive and take the same during her life and from and after her decease Upon trust for my niece Jane Ann Waterfield and her heirs now I hereby revoke the said devise and in lieu thereof I devise the said hereditaments to the said Jane Ann Waterfield and her heirs absolutely I bequeath to the trustees of my will one thousand pounds London and St Katherine Dock four per cent debenture stock or other the stock for the time being representing the same Upon trust to pay the annual interest or income arising therefrom to Charles Ranford during his life and from and after the death of the said Charles Ranford if he shall leave his wife Mary Ranford surviving him Upon trust to pay the said annual interest or income to the said Mary Ranford during her life and after the death of the survivor of them the said Charles Ranford and Mary Ranford I direct the trustees to hold the said one thousand pounds London and St Katherine Dock four per cent debenture stock or other the stock for the time being representing the same Upon the trusts declared by my said will of my residuary estate I bequeath to the said trustees five hundred pounds London and St Katherine Dock four per cent debenture stock or other the stock for the time being representing the same Upon trust to pay the annual interest or income arising therefrom to the said Mary Ranford during her life but so that she shall not while under coverture have power to anticipate or incumber the same and from and after the death of the said Mary Ranford if she shall leave the said Charles Ranford surviving her Upon trust to pay the said annual interest or income to the said Charles Ranford during his life And after the death of the survivor of them the said Mary Ranford and Charles Ranford I direct the trustees to hold the said five hundred pounds London and St Katherine Dock four per cent debenture stock or other the stock for the time being representing the same Upon the trusts declared by my said will of my residuary estate I bequeath to the said trustees the further sum of one hundred pounds London and St Katherine Dock four per cent debenture stock or other the stock for the time being representing the same upon the same trusts as are by my said will declared concerning one thousand two hundred pounds like stock I bequeath the following legacies that is to say To Mrs King the wife of my friend Charles King the sum of one hundred pounds To my present Medical Attendant Dr Wright the sum of one hundred pounds To my late Housemaid Caroline now the wife of William Taylor the sum of thirty pounds I bequeath the following legacies payable on my death in addition to and not in substitution for those to the same persons bequeathed by my said will that is to say To Miss Helen Sewell my wife's Companion if she shall be in the service of myself or my wife at the time of my death the sum of two hundred pounds To the said



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Charles King/ the sum of one hundred pounds To my Secretary Henry Williams the sum of one hundred pounds To Ann Frances Finn the sum of two hundred pounds To Mary Ann Evans the sum of two hundred pounds To Frederick Edward Durham the sum of two hundred pounds To Sarah Jane Fenn the sum of one thousand pounds To Caroline Brown my present Cook the sum of two hundred pounds I bequeath to Adam Rivers Steele of No 21 College Hill London the diamond ring which I usually wear And in all other respects I confirm my said will IN WITNESS whereof I the said James Thomas Smith have to this codicil set my hand this tenth day of December one thousand eight hundred and ninety eight

J T SMITH      SIGNED and acknowledged by the above named James Thomas Smith as and for a codicil to his will dated the tenth day of September one thousand eight hundred and ninety six in the presence of us present at the same time who in his presence and at his request and in the presence of each other have hereunto subscribed our names as witnesses      HAROLD STEELE 21 College Hill E C Solicitor      JOHN HOWE Fairby House Gardener

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I,      J A M E S      T H O M A S      S M I T H      of Fairby House in the parish of Eltham in the county of Kent do declare this to be a SECOND CODICIL to my will dated the tenth day of September one thousand eight hundred and ninety six I revoke the bequest made by my said will of my forty mortgage debenture bonds of one hundred pounds each in Holland & Co Limited and in lieu thereof I bequeath the same Bonds or other the Bonds or Stock representing the same unto the trustees of my will Upon trust to pay the interest and income arising therefrom unto my wife or allow her to receive and take the same during her life and upon her decease I bequeath one equal half part of the said securities to my niece Elizabeth Ann Knott and the other equal half part thereof to her husband Frederick Alphonso Knott and I direct my said trustees to transfer the same accordingly I revoke the bequest made in my said will of two thousand nine hundred and twenty five pounds A Debenture stock in T Norfolk & Sons Limited I bequeath to my said trustees one thousand pounds A Debenture stock in T Norfolk & Sons Limited or other the stock for the time being representing the same Upon trust to pay the annual interest or income arising therefrom unto my wife or allow her to receive and take the same during her life and upon her death to stand possessed of the said one thousand pounds A Debenture stock or other the stock for the time being representing the same Upon trust for Samuel Mitton Waterfield absolutely I revoke the several bequests in the first Codicil dated the tenth day of December one thousand eight hundred and ninety eight to my said will of two several sums of one thousand pounds and five hundred pounds London and St Katherine Dock four per cent debenture stock and in lieu thereof I bequeath to my said trustees the sum of two thousand four hundred pounds New Consols Upon trust to pay the dividends arising on one equal half part thereof to Charles Ranford during his life And upon trust to pay the dividends arising on the other equal half part to Mary

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Ranford the wife of the said Charles Ranford during her life and subject thereto to hold the said sum of two thousand four hundred pounds New Consols Upon the trusts declared by my said will of my residuary estate I revoke the several bequests of one thousand two hundred pounds by my said will and one hundred pounds by the said first codicil thereto of the London and St Katherine Dock four per cent debenture stock or other the stock for the time being representing the same and in lieu thereof I bequeath to my said trustees the sum of two thousand pounds New Consols Upon trust to pay the dividends arising therefrom to my Housekeeper, Mary Dane, during her life (in addition to her legacy as a servant and to any wages that may be due to her) and subject thereto to hold the said sum of two thousand pounds New Consols Upon the trusts declared by my will of my residuary estate I bequeath the following further and additional legacies namely To each of them <sup>1</sup>Jane, <sup>2</sup>Emeline, <sup>3</sup>Henrietta, <sup>4</sup>Louisa, <sup>5</sup>Mary, <sup>6</sup>Rose and <sup>7</sup>Georgiana seven daughters of my brother Henry James Smith now living in England the sum of one thousand pounds To my Medical Attendant Dr Wright the sum of one hundred pounds To my Secretary Francis Piggott if he shall be in my employ at the time of my death and shall have been in such employ for one year the sum of twenty five pounds and if he shall have been in such employ for two years the sum of fifty pounds in lieu of the said sum of twenty five pounds To my niece Georgina Morris Lewin the sum of one thousand pounds To John Howe my Head Gardener the sum of two hundred pounds To John Fenn the sum of five hundred pounds and to Thomas the eldest son of my late Bailiff Thomas Coulson the sum of one hundred pounds I bequeath my diamond and ruby studs my silver inkstand my gold eye-glass and my gold pencil case to my said trustees Upon trust to allow my wife to use and enjoy the same during her life and upon her death I bequeath to the said Frederick Alphonso Knott the said diamond and ruby studs To my niece the said Elizabeth Ann Knott the said silver inkstand To my nephew James Edward Durham the said gold eye-glass and to Miss Helen Sewell the said gold pencil case And in all other respects I confirm my said will and first codicil thereto IN WITNESS whereof I the said James Thomas Smith have to this codicil set my hand this seventeenth day of December one thousand nine hundred and one

17/Dec  
1901

J T SMITH                      SIGNED and acknowledged by the above

named James Thomas Smith as and for a second codicil to his will in the presence of us present at the same time who in his presence and at his request and in the presence of each other have hereunto subscribed our names as witnesses                      HANCOCK STEELE  
21 College Hill London E C Solicitor                      -                      ALBERT H BOTLY Clerk to Messrs A R & H  
Steele 21 College Hill London Solicitors

I, JAMES THOMAS SMITH of Fairby House in the parish of Eltham in the county of Kent Esquire do declare this to be a THIRD CODICIL to my will dated the tenth day of September one thousand eight hundred and ninety six I bequeath to Frederick Thomas Knott the son of Frederick Alphonso Knott the sum of one hundred

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*James*

pounds and to Alice Louise Paton the wife of Archibald Paton the sum of one hundred pounds I bequeath the following legacies in addition to and not in substitution for legacies given by my said will and the first and second codicils thereto To Charles King the sum of one hundred pounds To Miss Helen Sewell the sum of one hundred pounds and to Mary Dand the sum of one hundred pounds I bequeath to the trustees of my will the sum of three hundred pounds New Consols Upon trust to pay the dividends thereon to Mary Ranford the wife of Charles Ranford during her life in addition to and not in substitution for the life interest in certain New Consols given to her by my said second codicil and subject thereto to hold the said sum of three hundred pounds New Consols upon the trusts declared by my said will of my residuary estate and in all other respects I confirm my said will and codicils IN WITNESS whereof I the said James Thomas Smith have to this codicil set my hand this fourteenth day of May one thousand nine hundred and two

J T SMITH

SIGNED and acknowledged by the above

14  
May  
1902

named James Thomas Smith as and for a third codicil to his will in the presence of us present at the same time who in his presence and at his request and in the presence of each other have hereunto subscribed our names as witnesses

HARPER STEPLE 21

I, JAMES THOMAS SMITH of Fairby House in the parish

of Eltham in the county of Kent do declare this to be a FOURTH CODICIL to my will dated the tenth day of September one thousand eight hundred and ninety six I bequeath the following legacies in addition to and not in substitution for legacies given by my said will and the first second and third codicils thereto To Alfred Hills the sum of three hundred pounds To my Medical Attendant Dr Wright the sum of one hundred pounds To my Secretary Francis Piggott if he shall be in my employ at the time of my death the sum of one hundred pounds I bequeath to the trustees of my will the sum of two hundred pounds New Consols Upon trust to pay the dividends thereon to Mary Ranford the wife of Charles Ranford during her life in addition to and not in substitution for the life interest in certain New Consols given to her by my said second and third codicils and subject thereto to hold the same sum of two hundred pounds New Consols Upon the trusts declared by my said will of my residuary estate I bequeath to Mrs Ellen Fisher the wife of Mr Frederick Fisher of Azagala 8 Lansdowne Road Lee the sum of one hundred pounds

And in all other respects I confirm my said will and codicils IN WITNESS whereof I the said James Thomas Smith have to this codicil set my hand this twenty first day of May one thousand nine hundred and three

J T SMITH

SIGNED and acknowledged

21  
May  
1903

by the above named James Thomas Smith as and for a fourth codicil to his will in the presence of us present at the same time who in his presence and at his request and in the presence of each other have hereunto subscribed our names as witnesses

HARPER

STEPLE 21 College Hill London E C Solicitor JOHN HOWE Fairby House Eltham Kent Gardener

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Gardener.

I, JAMES THOMAS SMITH of Fairby House in the parish of Eltham in the county of Kent Esquire declare this to be a FIFTH CODICIL to my will dated the tenth day of September one thousand eight hundred and ninety six Whereas by my said will I have bequeathed to each of the children of my brother Henry James Smith five hundred pounds Now I hereby revoke the legacy of five hundred pounds bequeathed to James Henry Smith the elder son of my said brother and in lieu thereof I give the sum of five hundred pounds to the six daughters of my said brother namely (1) Jane (2) Emeline (3) Henrietta (4) Louisa (5) Rose and (6) Georgiana in equal shares in addition to their said legacies of five hundred pounds each And whereas by my said will I have bequeathed to the Royal Kent Dispensary four hundred pounds to the British Home for Incurables at Clapham Road four hundred pounds and to the Dreadnought Hospital for Seamen four hundred pounds Now I hereby revoke the said legacies and in lieu thereof I bequeath to the said Royal Kent Dispensary the sum of five hundred pounds To the British Home for Incurables at Clapham Road the sum of five hundred pounds and To the Dreadnought Hospital for Seamen the sum of five hundred pounds I bequeath to the London Hospital Whitechapel Road E the sum of five hundred pounds To the Eltham and Mottingham Cottage Hospital the sum of one hundred pounds To the Royal Blind Pension Society of the United Kingdom of No 237 Southwark Bridge Road S E the sum of one hundred pounds And I direct that the receipts of the respective Treasurers for the time being of the said Institutions shall be good and sufficient discharges for the legacies bequeathed to such Institutions respectively I bequeath the legacies following in addition to and not in substitution for legacies given by my said will and the first second third and fourth codicils thereto that is to say To John Howe my Head Gardener the sum of two hundred pounds To John Smith my Under Gardener the sum of twenty pounds To Caroline Brown my Cook the sum of two hundred pounds Also to my niece Elizabeth Ann Knott to be paid to her after the death of my wife the sum of five hundred pounds I bequeath to Jane Vaughan and Mary Vaughan of No 81 Lewisham High Road S E or the survivor of them the sum of one hundred pounds To Frances Bellairs Gardiner of No 101 Lee Road Blackheath S E the sum of thirty pounds I direct that all pecuniary legacies bequeathed by my said will or any codicil thereto to any charitable Institution shall be paid free of legacy duty and that all pecuniary legacies so bequeathed to any person not exceeding thirty pounds shall also be paid free of legacy duty And in all other respects I confirm my said will and codicils IN WITNESS whereof I the said James Thomas Smith have to this codicil set my hand this twenty first day of April one thousand nine hundred and four

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April  
1904

J T SMITH                      SIGNED and acknowledged by the above named

James Thomas Smith as and for a fifth codicil to his will in the presence of us present at the same time who in his presence and at his request and in the presence of each

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other have hereunto subscribed our names as witnesses - HARMER STEELE 21 College Hill London E C Solicitor - JOHN HOOPER Clerk to Mr Steele

I, JAMES THOMAS SMITH of Fairby House in the parish of Eltham and county of Kent Esquire declare this to be a SIXTH CODICIL to my will dated the tenth day of September one thousand eight hundred and ninety six Whereas by the second third and fourth codicils to my said will I have bequeathed to the trustees thereof the sums of two thousand nine hundred pounds New Consols Upon trust as to one thousand two hundred pounds part thereof to pay the dividends thereon to Charles Ranford during his life and as to one thousand seven hundred pounds the other part thereof Upon trust to pay the dividends thereon to Mary Ranford the wife of the said Charles Ranford during her life and subject to such life interests to hold the said New Consols Upon the trusts declared by my said will of my residuary estate Now I hereby declare that the trustees shall pay the dividends on the said sum of two thousand nine hundred pounds New Consols from and after the death of either the said Charles Ranford or Mary Ranford whichever may first happen unto the survivor of them during his or her life and on the death of the survivor of them shall hold the said New Consols Upon the trusts declared by my said will of my residuary estate I bequeath to my Coachman George Pike the sum of thirty pounds in addition to and not in substitution for any legacy he may be entitled to under my said will I bequeath to my niece Elizabeth Ann Knott to be paid to her after the death of my wife the sum of five hundred pounds in addition to the like sum which I have bequeathed to her by the fifth codicil to my said will I bequeath to Harmer Steele to be paid to him after the death of my wife the sum of three hundred pounds in addition to the sum so payable which I have bequeathed to him by my said will And in all other respects I confirm my said will and the codicils thereto IK WITNESS whereof

I the said James Thomas Smith have to this codicil set my hand this seventh day of June one thousand nine hundred and four - J T SMITH SIGNED and acknowledged by the above named James Thomas Smith as and for a sixth codicil to his will in

7 June 1904

in the presence of us present at the same time who in his presence and at his request and in the presence of each other have hereunto subscribed our names as witnesses : - JOHN HOWE Fairby House Eltham Road Gardener - J B GARDNER Fairby House spinster

I, JAMES THOMAS SMITH of Fairby House in the parish of Eltham and county of Kent Esquire declare this to be a CODICIL (SEVENTH) to my will dated the 10th day of September 1896 I hereby bequeath the following legacies and direct that the same be paid out of money on deposit to my credit at the London and County Bank namely To the Royal Kent Dispensary otherwise the Miller Hospital the sum of five hundred pounds To the British Home for Incurables the sum of five hundred pounds To the Dreadnought Hospital for Seamen the sum of five hundred pounds To Elizabeth Ann Knott the sum of one thousand pounds To Miss Helen Sewell the sum of five hundred pounds

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and to Adam Rivers Steele the sum of one thousand pounds And I declare that the said legacies are in addition to and not in substitution for the legacies bequeathed to such legatees by my will and previous codicils thereto And in all other respects I confirm my said will and codicils IN WITNESS whereof I the said James Thomas Smith have to this codicil set my hand this eighteenth day of October 1904 - J T SMITH - 180x  
 SIGNED and acknowledged by the above named James Thomas Smith as and for a seventh Codicil to his will in the presence of us present at the same time who in his presence and at his request and in the presence of each other have hereunto subscribed our names as witnesses - HARMER STEELE 21 College Hill London E C Solicitor - F PIG-OTT  
 8 Grotes Place Blackheath S E Secretary to J T Smith - 190x

ON the 1st day of December 1904 Probate of this will with seven Codicils was granted to Alfred Hills Samuel Mitton Waterfield and Adam Rivers Steele three of the Executors

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