

BE IT KNOWN, that at the date hereunder written, the last Will and Testament

of Edward John Cain late  
of Marble Lodge Kenner Road Sydenham  
in the County of Kent Esquire

deceased, who died on the 2<sup>nd</sup> day of August 1884  
at Marble Lodge aforesaid

was proved and registered in the Principal Registry of the Probate Division of  
Her Majesty's High Court of Justice and that Administration of the personal estate  
of the said deceased was granted by the aforesaid Court to Charles  
Kent of N<sup>o</sup> 31 Clifton Road Peckham  
in the County of Surrey Builder one  
of the Executors

named in the said Will he having been first sworn well and  
faithfully to administer the same. George Hawkins the  
other Executor named in the said Will  
having renounced the Probate and  
Execution thereof

Resworn July 1893 L 3638-5-2.

Dated the 4<sup>th</sup> day of October 1884.

Gross value of Personal Estate

£2632 - 4 - 0

I. Resworn March 1885 £2635-13-2

This is the last Will of me Edward John Cain  
of Marble Lodge, Venner Road Sydenham in the county of Kent Esquire  
I hereby revoke all testamentary dispositions heretofore made by me and  
declare this only to be my last Will. I direct the payment of all my just

debts (except mortgages) and funeral and testamentary expenses as soon as may be after my decease I appoint Charles Kent of 48 Southwark Park Road Bermondsey in the County of Surrey Builder and George Hawkins of 115 Fort Road in Bermondsey aforesaid Builder to be the EXECUTORS and also the trustees of this my will and they or the survivor of them or their heirs executors or administrators of such survivor or other the trustees or trustee for the time being hereof are hereinafter called the trustees or trustee. And I bequeath to each of them if he shall accept the office of executor and trustee the sum of twenty pounds where-with to purchase a ring or other token of remembrance of me I bequeath to my dear wife Ann Bain absolutely all the money jewellery plate linen china glass books pictures prints furniture and articles of household use or ornament as wines liquors and consumable stores and other articles and effects of every kind which at my death shall be in or about my dwellinghouse except securities for money and the specific legacies herein after mentioned And I also bequeath to her the further sum of one hundred pounds to be paid to her immediately after my death I bequeath to my son Edward James Bain my silver model dustbin To my son George William Bain my ivory rule and knife and pencil case To my son James William Bain my gold watch and chain To my son Henry Frederic Bain my diamond stud To my son Charles Alfred Bain my clothes and wearing apparel of every kind and to my son Arthur Joseph Bain my gold studs and ring and I direct that the legacy duty in respect of all such legacies shall be paid out of my general estate I bequeath the sum of four hundred pounds payable out of the moneys receivable by my executors under the policy of insurance effected by me with the British Empire Mutual Life Assurance Company unto my said executors and trustees or trustee to be specially applied in purchasing a piece of ground in the Nunhead Cemetery Nunhead Peckham Rye in the said County of Surrey whereon to erect a family vault for the deposit of the remains of myself and wife and such of our children as may so desire it And as to all the rest and RESIDUE of my estate both real and personal I give devise and bequeath the same unto my trustees or trustee according to the respective nature and tenure thereof upon trust as to such parts thereof as are freehold that the trustees or trustee may lease the same for any term not exceeding twenty one years at the best rent to be reasonably obtained without taking a fine but subject as to my freehold house Marble Lodge Venner Road aforesaid to permit my said dear wife after my death to occupy and reside in therein during her life or for so long a period as she shall desire to do so free of rent And as to such parts thereof as are of leasehold tenure that my trustees or trustee may underlet the same and do and shall by with and out of the rents and profits thereof yearly and every year and at all other times duly pay and perform the several rents and covenants which are reserved or contained in any lease or leases which at the time of my decease shall be subsisting of or in the same premises respectively and which on the part of the lessee or ought to be paid and performed And I direct that the trustees or trustee shall pay and apply the rents and profits of my said trust estate after payment thereof of all rents taxes interest on mortgages thereof or of any part thereof and all other outgoings in respect thereof to my said wife during her life for her own absolute use and benefit And from and after the death of my said wife I direct that my said trustees or trustee shall stand possessed of my said trust estate subject to the mortgages now subsisting or which may be subsisting or chargeable on certain parts thereof respectively at the time of my decease and so that where more than one of such

charged

properties shall be charged with an aggregate sum that each property shall be chargeable only for a fair and rateable proportion thereof for the purposes following that is to say As to my seven freehold houses shop and factory situate in Darrell Street East Dulwich in the county of Surrey upon trust to pay out of the rents issues and profits thereof an annuity of ten shillings per week to my faithful servant Ann Glover during her life and subject to such annuity to pay the balance of such rents issues and profits to my daughter Maria Ann the wife of Alfred Pusey during her life for her separate use without power of anticipation and from and after her death unto the said Alfred Pusey during his life and from and after the death of the survivor of them I direct that my trustees or trustee shall stand possessed of the said seven freehold houses shop and factory together with the net rents and profits the same may have yielded (if any) between the date of such last death and the contemplated period of distribution upon trust for all the children of my daughter the said Maria Ann Pusey in equal shares to become divisible amongst them when and so soon as the youngest of such children shall have completed his or her twenty first year And as to all those my five freehold shops being numbers 1 to 5 Cambridge Terrace Crystal Palace Road East Dulwich aforesaid upon trust to pay the rents issues and profits thereof to my daughter Elizabeth the wife of Robert Henry Parkerson during her life for her separate use without power of anticipation And from and after her death I direct that my trustees or trustee shall stand possessed of the said five freehold shops together with the net rents and profits the same may have yielded (if any) between the date of the death of my said daughter Elizabeth and the contemplated period of distribution upon trust for all the children of my daughter the said Elizabeth Parkerson in equal shares to become divisible amongst them when and so soon as the youngest of such children shall have completed his or her twenty first year And as to all those my four freehold houses being numbers 26, 28, 30 and 32 Kent House Road (formerly known as numbers 1, 2, 3 and 4 Grove Terrace) Kent House Road Lower Sydenham in the county of Kent and of all those my four freehold houses being numbers 1, 2, 3 and 4 Millmore Grove Lower Sydenham aforesaid upon trust to pay the rents issues and profits thereof to my daughter Elizabeth Jane the wife of George Eley Halliday during her life for her separate use without power of anticipation And from and after her death unto the said George Eley Halliday during his life And from and after the death of the survivor of them I direct that my trustees or trustee shall stand possessed of the said four freehold houses numbers 26, 28, 30 and 32 Kent House Road and the said four freehold houses numbers 1, 2, 3 and 4 Millmore Grove aforesaid (together with the net rents and profits the same may have yielded (if any) between the date of such last death and the contemplated period of distribution upon trust for all the children of my daughter the said Elizabeth Jane Halliday in equal shares to become divisible amongst them when and so soon as the youngest of such children shall have completed his or her twenty first year And as to all those my five freehold shops being numbers 6 to 10 Cambridge Terrace aforesaid upon trust for my son Arthur Joseph Bain until he shall attain the age of twenty one years and my trustees or trustee shall (if necessary) in the meantime accumulate the net rents and profits thereof until my said son Arthur Joseph Bain shall attain the age of twenty one years and upon his attaining that age shall stand possessed thereof together with the said accumulations if any upon trust for my said son Arthur Joseph Bain absolutely And as to all

those my four freehold houses in Whateley Road and my freehold saw mills in Darrell Street at East Dulwich aforesaid upon trust for my son Charles Alfred Gain until he shall attain the age of twenty one years and my trustees or trustee in shall if necessary in the meantime accumulate the net rents and profits thereof until my said son Charles Alfred Gain shall attain the age of twenty one years and upon his attaining that age shall stand possessed thereof together with the said accumulations (if any) upon trust for my said son Charles Alfred Gain absolutely. And as to my freehold house Marble Lodge Venner Road aforesaid upon trust for my son Henry Frederic Gain absolutely. And as to my four leasehold houses and one leasehold shop situate in the Helling Road Bermondsey upon trust for my son James William Gain absolutely. And as to my leasehold timber yard and my leasehold dwelling house called Alderminster House both situate in the Alderminster Road Bermondsey aforesaid and my two leasehold houses in the Alderminster Road aforesaid upon trust for my son George William Gain absolutely. And as to my two leasehold houses in the Rouel Road Bermondsey aforesaid and the improved ground rents of Balacava House and Alma Lodge both situate at Bermondsey aforesaid and my freehold land in the Crystal Palace Road East Dulwich aforesaid (subject as to the last mentioned piece of land to an annual charge of two pounds and two shillings thereon which I direct my trustees or trustee to pay to the John Street Sunday School John Street Old Kent Road in the said county of Surrey so long as such School shall continue to exist upon trust for my son Edward James Gain absolutely. I empower my trustees or trustee at any time or times after the death of my said wife or during her widowhood with her consent in writing to raise any part not exceeding one half of the expectant or vested share of any child grand child or other issue of mine under the trusts herein before declared and to pay or apply the same for his or her advancement or benefit as my trustees or trustee shall think proper. And I hereby declare that my trustees or trustee shall after the death of my said wife apply the whole or such part as they or he shall think fit of the annual income of the share or fortune to which any child grand child or other issue shall for the time being be entitled in expectancy under the trusts herein before declared for or towards the maintenance or education of such child grand child or other issue either directly or to his or her guardian or guardians without seeing to the application thereof or requiring any account of the same. And shall during such suspense of absolute vesting accumulate the same or the residue (if any) thereof in the way of compound interest by investing the same and the resulting income thereof in or upon any of the public stocks or funds or on government securities of the United Kingdom or upon any freehold copyhold or leasehold securities in England or Wales. And I hereby declare that the power of appointing a new trustee or trustees of this my will shall be exercisable by the surviving or continuing trustees or trustee for the time being or the acting executors or executor administrators or administrator of the last surviving or continuing trustee or by the last retiring trustees or trustee. And upon any such appointment the number of trustees may be augmented or reduced. In witness whereof I the said Edward John Gain have hereunto set my hand. This second day of May one thousand eight hundred and eighty two.

E. J. Gain — Signed by the said Edward John Gain as and for his last will in the presence of us present at the same time and who at his request in his presence and in the presence of each other have hereunto subscribed our names as witnesses — N. E. Lillicrap — H. Robbins Clerks to Mr Edwin Howard 17 New Bridge Street, E. C. Solicitor.

On the 1<sup>st</sup> day of Oct<sup>r</sup> 1884 Probate of this Will was granted to Charles Kent one of the Executors.