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the premises hereinafter described to the Wellford Savings Bank which mortgage has since been duly assigned to Austin A. Taft hereinafter named, and whereas in and by said mortgage deed, the grantee therein named or its assigns, were authorized and empowered, upon any default in the performance or observance of the condition of said mortgage, to sell the said premises, with all improvements that might be thereon, at public auction in Mendon, Worcester County, Mass. first publishing a notice as therein required, and to convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple, and whereas there has been such default and notice has been published, and a sale has been made, as will more particularly appear in and by the affidavit hereto to be subjoined. Now therefore know all men that I the said Austin A. Taft by virtue and in execution of the power contained in said mortgage deed as aforesaid, and of every other power me hereto enabling, and in consideration of the sum of Two Thousand Dollars to me paid by Frank E. Mann of Wellford in the County of Worcester and Commonwealth of Massachusetts, do hereby grant bargain, sell and convey unto the said Frank E. Mann all and singular the premises conveyed by the aforesaid mortgage deed, namely: A certain tract of land with the buildings thereon, situated in said Mendon on the East side of the road leading from the dwelling house of the late Nathan George by and past that of Gilbert Gaskill and described in two certain deeds, the one given by Thomas Gardner to Adam Wheelock dated June 25th 1841 and recorded with said Deeds Book 369, Page 453, the other given by Leonard Seaver ab. to said Adam Wheelock dated March 21st 1839 and recorded with said deeds, Book 339, Page 459 except about eleven acres sold to Lewis F. Gardner June 14th 1845 which is included in said deeds, but not conveyed hereby. Also a certain lot of land situated in the Southernly part of said Mendon on the Northernly side of which is a stone and gravel dam for the purpose of flowage, the same being now or formerly used for a cranberry meadow, bounded as follows, viz: Beginning at the Northeast corner of the premises by land formerly of A. W. Judson at a corner of the wall; thence S. 71° E. 6 rods 10 links