

about 268.5 rods to a maple tree at land formerly of Laban Bates and known as the "Sprague Meadow"; thence southerly by said last mentioned land as the fence now stands about 38 rods to a stone wall; thence easterly by land of one Ray as the wall now stands about 73 rods to an angle in said wall; thence southeasterly by said last mentioned land about 80.5 rods to a post in the swamp at land of Lyman Cook; thence northeasterly by said last mentioned land about 60 rods to a stone bound; thence easterly by said last mentioned land about 97 rods as the wall now stands, to said road; and thence northerly by said road about 54 rods to the point of beginning; together with a right of way over the northerly half of the lane extending from said road westerly along the northerly line of the granted premises about 73 1/11 rods to a pair of bars; and subject to a right of way over the southerly half of the aforesaid lane. The intestate's title to the aforesaid premises was derived under the will of Laban Bates, late of said Mendon, deceased. The granted premises are conveyed subject to the taxes for 1909, five-sixths of which the grantee assumes and hereby agrees to pay.

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said James S. Carey and his heirs and assigns, to their own use and behoof forever.

I N W I T N E S S W H E R E O F I hereto set my hand and seal this fourth day of August in the year one thousand nine hundred and nine. Signed and sealed in presence of

Clifford A. Cook Rosabel Bates (seal)

Commonwealth of Massachusetts.

Worcester ss. August 4, 1909. Then personally appeared the above named Rosabel Bates and acknowledged the foregoing instrument to be her free act and deed, before me-

Clifford A. Cook Justice of the Peace.

Rec'd Aug. 11, 1909, at 8h. 30m. A. M. Ent'd & Ex'd.

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Mulcahy
to
Stuart

K N O W A L L M E N B Y T H E S E P R E S E N T S that I William P. Mulcahey of Boston County of Suffolk and Commonwealth of Massachusetts, in consideration of Fourteen Thousand Dollars, paid by Nellie A Stuart, wife of Charles J. Sturt of Grafton in County of Worcester and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby G I V E, G R A N T, B A R G A I N, S E L L and C O N V E Y unto the said Nellie A Stuart her heirs and assigns forever a certain tract or parcel of land with the buildings thereon situated in GRAFTON, County of Worcester and Commonwealth of Massachusetts, bounded and described as follows viz. Southerly by Oak Street so called and by Grafton Common and by land of one Nichols, easterly by Worcester Street and by other land of one Nichols and by land of one Harris now or formerly, and by land of one Whittemore, northerly by a private way leading from Worcester Street to Downigville Road and westerly by said Downigville Road so called and by land of one Vinton Meaning to convey the same premises as are described in deed at Worcester, Rg of Deeds, Book 1654 Page 636.

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said Nellie A Stuart and her heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and her heirs and assigns that I am lawfully seized in fee simple of the granted premises; that they are free from all incumbrances: except a 1st mtg of -^ 3,000 a 2nd mtg of -^ 2,000 a 3rd mtg of -^ 150. such matters as are of record and interests and taxes as due, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons.

P R O V I D E D N E V E R T H E L E S S that if I, or my heirs, executors, administrators, or assigns, shall pay unto the grantee, or her executors, administrators, or assigns, the sum of Fourteen Thousand Dollars, on demand from this date, with interest semi-annually at the rate of six per cent. per annum and until such payment shall pay all taxes and assessments, to whomsoever laid or assessed, whether on the granted premises or on any interest therein, or on the debt secured hereby; shall keep the buildings on said premises insured against fire, in a sum not less than fourteen thousand dollars for the benefit of the grantee and her executors, administrators, and assigns, in such form and at such insurance offices as they shall approve, and, at least two days before the expiration of any policy on said premises, shall deliver to her or them, a new and sufficient policy to take the place of the one so expiring; and shall not commit or suffer any strip or waste of the granted premises, or any breach of any covenant herein contained; then this deed, as also my note of even date herewith, signed by me whereby I promise to pay to the grantee or order the said principal sum and instalments of interest at the times aforesaid, shall be void. But upon any default in the per-