

the privileges and appurtenances thereto belonging, to the said Josiah W. Banks and Grace A. Banks, as joint tenants, and their heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantees and their heirs and assigns, that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; except the municipal taxes for 1923, which the grantees assume and hereby agree to pay; 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 grantees and their heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid.

And for the consideration aforesaid I, Olive M. Evans, wife of said Delacy O. Evans do hereby release unto the said grantees and their heirs and assigns all right of or to both **D O W E R** and **H O M E-S T E A D** in the granted premises, and all other rights and interests therein.

I N W I T N E S S W H E R E O F we the said Delacy O. Evans and Olive M. Evans hereunto set our hands and seals this sixteenth day of June in the year one thousand nine hundred and twenty-three.

Signed and sealed in the presence of

Clifford A. Cook (to both)

Delacy O. Evans

(seal)

Olive M Evans

(seal)

Commonwealth of Massachusetts

Worcester ss June 16, 1923. Then personally appeared the above-named Delacy O. Evans and acknowledged the foregoing instrument to be his free act and deed, before me-

Clifford A. Cook Justice of the Peace

My commission expires August 3, 1923.

Rec'd June 26, 1923, at 8h. 30m. A. M. Ent'd & Ex'd

* * * * *

We, Josiah W. Banks and Grace A. Banks, husband and wife, both of Mendon, Worcester County, Massachusetts, for consideration paid, grant to the Milford Co-operative Bank, situated in Milford, Worcester County, Massachusetts, with **M O R T G A G E** covenants, to secure the payment of Twenty-four Hundred Dollars, and interest and fines as provided in our note of even date, a certain parcel of land including all buildings thereon, on the easterly side of the Providence Road, so called, in said **MENDON**, being all the same premises described in deed of Maud B. Ripley to Delacy O. Evans, dated August 24, 1922, recorded with Worcester District Deeds, Book 2277, Page 525, and bounded and described in said deed as follows, to wit:- "Beginning at the southwesterly corner of the premises on the easterly side of said road at land of one Goodell; thence northerly by said road 65 feet to a stone bound at other land of said Ripley; thence easterly by said last mentioned land 140 feet to a stone bound at a corner; thence southerly by other land of Ripley 60 feet to said Goodell land; and thence westerly by said Goodell land 140 feet to the point of beginning; being a part of the premises described in deed of Joseph Stuart Cox to said Maud B. Ripley, dated June 14, 1916, recorded with Worcester District Deeds, Book 2106, Page 383".

Banks et ux.

to

Milford Co-op.
Bank

See Discharge
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Also being all the same premises described in deed, of Delacy O. Evans to us, dated June 16, 1923, and to be recorded with said Worcester District Deeds.

We hereby transfer and pledge to the said mortgagee twelve shares in the seventy-third series of its capital stock as collateral security for the performance of the conditions of this mortgage, and our said note upon which shares said sum of Twenty-four Hundred Dollars has been advanced to us by the mortgagee. The monthly payments under this mortgage are twenty-four dollars. In the event of an assignment of this mortgage, interest on the unpaid balance of the principal shall be at the rate of six per cent. per annum.

This mortgage is upon the statutory Co-operative Bank mortgage condition, for any breach of which the mortgagee shall have the statutory Co-operative Bank power of sale.

I, Josiah W. Banks, husband of said mortgagor, release to the mortgagee all right to an estate by the **C U R T E S Y** and other interests in the mortgaged premises, and I, Grace A. Banks, wife of said mortgagor release to the mortgagee all rights of **D O W E R** and **H O M E-S T E A D**, and other interests in the mortgaged premises.

W I T N E S S our hands and seals this sixteenth day of June 1923.

Josiah W. Banks (seal)

Grace A. Banks (seal)

Commonwealth of Massachusetts

Worcester, ss. June 16, 1923. Then personally appeared the above named Josiah W. Banks and acknowledged the foregoing instrument to be his