

Dean Co-op.
Bank

Affidavit

A F F I D A V I T I, Robert H. Doe, Treasurer of the Dean Co-operative Bank named in the foregoing deed, make oath and say that the principal, interest and obligation mentioned in the mortgage above referred to was not paid or tendered or performed when due or prior to the same, and that I published on the twenty-seventh day of August and the third and tenth days of September 1935 in the Milford Daily News a newspaper published, or by its title page purporting to be published, in Milford, Worcester County and having a circulation therein, a notice of which the following is a true copy:

Mortgagee's Sale of Real Estate

By virtue and in execution of the power of sale contained in a certain mortgage given by Frank O. Larson and Clara M. Larson, husband and wife, to Dean Co-operative Bank, dated July 12, 1932, and recorded with Worcester Deeds, Book 2569, Page 43, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at public auction at eleven o'clock A. M., Eastern Standard Time, on the eighteenth day of September, A. D. 1935, on the premises, all and singular the premises described in said mortgage, to wit:- The land in MENDON, Worcester County Massachusetts, with the buildings thereon, bounded and described as follows: Beginning at an iron pipe on Bates Street, the northwest corner of the premises; thence south 87 degrees east thirty-one (31) feet to an iron pipe; then south 73 degrees 20 minutes east forty (40) feet to the northwest corner of a shed; thence south 89 degrees 30 minutes east along the northerly side of said shed partly, eighty (80) feet to an iron pipe; thence south 19 degrees east (98.5) ninety-eight and 5/10 feet to the east side of a lane; then south 47 degrees 45 minutes east with the east side of said lane one hundred thirty-eight (138) feet to the end of a stone wall; then with said wall north 84 degrees east eighty (80) feet to a corner of walls at land of Luther M. Ramee; bounding thus far on land of Maud I. Ripley; thence on a wall and land of said Ramee south 22 degrees 40 minutes east two hundred nineteen (219) feet to corner of walls, then north 65 degrees 30 minutes east four hundred eight (408) feet on a wall, and on land of said Ramee and John H. Lewis to land of Carl B. Stowers; then on a wall and said Stowers land south 21 degrees 30 minutes east two hundred fifty-eight (258) feet to corner of walls; then north 66 degrees 30 minutes east three hundred forty-two (342) feet on a wall and on land of said Stowers and one Hill, lately Frank C. Wadsworth, to a corner of walls; then north 20 degrees 47 minutes west two hundred fifty-nine (259) feet on a wall; then south 64 degrees 23 minutes west thirty-six feet (36) on a wall; then north 3 degrees 25 minutes west one hundred fifty-one and 4/10 (151.4) feet on a wall to the Hartford Turnpike the last three lines bound on said Hill; then easterly on said turnpike fifty-five (55) feet to land of Emma J. Spider; a large rock in the wall; thence south 31 degrees 20 minutes east three hundred thirty (330) feet; then south 69 degrees east one hundred thirty-two (132) feet; then south 51 degrees 20 minutes east three hundred forty-two (342) feet; then south 6 degrees east one hundred thirty (130) feet; then north 72 degrees 40 minutes east about thirty-five (35) feet to the center of Charles River, then down stream with Charles River about 1600 feet, (the line between Bellingham and Mendon), then with a fence and wall and land of Eustachio Pettinelli et ux. south 81 degrees west about ten hundred sixty feet to end of wall; thence north 1 degree 35 minutes west seven hundred forty-one (741) feet with said Pettinelli's land to a large white oak tree in corner of walls; then north 16 degrees west two hundred forty-six (246) feet on land of Guiseppi Fiori et al. to a wall; then on land of said Fiori north 79 degrees east twenty (20) feet to a corner of walls; then north 22 degrees 40 minutes west three hundred ninety-five (395) feet on a wall and land of said Fiori and Joseph W. MacEwen to corner of walls; then on land of said MacEwen south 85 degrees west one hundred sixty-one (161) feet on a wall; then on land of William J. Bullard and Cora Green et al. three hundred seventy-nine and 5/10 (379.5) feet to a corner of walls; then on a fence and land of Ernest E. Souls, north 43 degrees west one hundred fifty-three (153) feet to an iron pipe; thence on said Souls land south 85 degrees west thirteen and 3/10 (13.3) feet to an iron pipe; thence south 3 degrees east fifty-five (55) feet to a stone bound; thence south 86 degrees 15 minutes west one hundred thirty-three and 20/100 (133.20) feet to Bates Street, an iron pipe, the four last lines bound on land of Ernest E. Souls; thence northerly on Bates Street one hundred sixty-three and 30/100 (163.30) feet to the place of beginning.

Being the same (first two tracts) conveyed to me by Maud B. Ripley by deed dated November 10, 1928, recorded with Worcester District Registry of Deeds in Book 2485 Page 328, and also by another deeds from said Maud B. Ripley dated November 13, 1930 recorded with said Registry of Deeds in Book 2534 Page 320.

Excepting and reserving from the above the land taken by the Commonwealth of Massachusetts by instrument recorded with Worcester County Deeds, Worcester District in Book 2542 Page 288.

Terms of sale: Five hundred dollars cash at the time and place of sale, the balance in fourteen days, other terms to be made known at the