

Cutler Stephen
to
Eben W Hayward
See an ms-
treatment in
B. 696 P. 467.
See possession
in Book 699
Page 462

Know all men by these presents that I Stephen Cutler of Mendon
in the County of Worcester & Commonwealth of Massachusetts clerk
in consideration of Eleven hundred and twenty five dollars
paid by Ebenezer W Hayward of said Mendon trader the receipt
whereof I do hereby acknowledge do hereby give grant sell and
convey unto the said Ebenezer W Hayward his heirs and assigns
a certain tract of land with the appurtenances situate in the
north parish in said Mendon with a dwelling house and
harn thereon bounded as follows to wit beginning at a corner
of the wall at the southwest corner of said tract thence runn-
ing as the wall now stands in and easterly direction seven rods
and eighteen links to a stake by the side of the wall & bounding
southerly on land of the heirs of Seth Hastings deceased thence turning
and running north twenty eight degrees and two thirds of a degree
west two rods and four links to a stake & stones then turning and
running north sixty three and an half degrees east four rods &
twenty three links to the fence at the Worcester road the two last
lines bounding easterly and southerly on land of the said
Hayward thence turning and running westerly to land belonging
to the proprietors of the meeting house in which the Evangelical
Society in said parish worships & bounding easterly on said road
then turning and running in a direct line westerly twelve rods
to land of said heirs and bounding northerly partly on land
of said proprietors & partly on land of Enos Cass & the heirs of Anna
Childs deceased then turning & running southerly with the wall
as it now stands seven rods and three links to the first mention-
ed bound & bounding westerly on land of the heirs of Seth Has-
tings deceased - And the said Hayward his heirs and assigns
whenever and as long as he or they shall have possession of said
premises by virtue of this Mortgage deed shall make & maintain a
legal and sufficient wall or fence on the southerly & westerly
sides of said granted tract of land where it bounds on land of
the heirs of Seth Hastings deceased the granted premises being
the same tract of land which the said Hayward conveyed to me
by his deed of even date with these presents - I have and
do hold the aforegranted premises to the said Ebenezer W Hayward
his heirs and assigns to his & their use and behoof forever and
I do for myself my heirs executors and administrators covenant
with the said Ebenezer W Hayward his heirs and assigns that I
am lawfully seized in fee of the aforegranted premises that
they are free of all incumbrances that I have good right to sell
and convey the same to the said Ebenezer W Hayward and that
I will warrant and defend the same premises to the said Ebenezer