

KNOW ALL MEN BY THESE PRESENTS

Pickels et al.

to

Wadsworth

1-50¢ Stamp
Cancelled

that whereas I, Robert V. Pickels of Hopedale in the Commonwealth of Massachusetts as Guardian of Alfred A. Pickels & Alberta W. Pickels minors and children of Emma G. Pickels late of said Hopedale by virtue of a license granted to me on the sixth day of July last by the Probate Court for the County of Worcester in said Commonwealth, sold the real estate of the said minor hereinafter described, at private sale to Katherine M. Wadsworth of Boston, Suffolk County, Massachusetts, for the sum of four hundred dollars.

NOW THEREFORE, in consideration of the said sum of Four Hundred Dollars to me paid by the said Katherine M. Wadsworth the receipt whereof is hereby acknowledged, I do, as Guardian as aforesaid, and by virtue of the aforesaid license, hereby GRANT, BARGAIN, SELL, and CONVEY unto the said Katherine M. Wadsworth two undivided tenths (2/10 or 1/5) part of land located in the easterly part of MENDON, Massachusetts, on the southerly side of Hartford Avenue, bounded and described as follows:- Beginning at the southerly side of Hartford Avenue, at land of John Larson; thence S. 10° E., passing through a stone post along land of said Larson two hundred forty-four (244) feet to a stone wall; thence S. 13° .05' E. along said stone wall and said Larson land two hundred sixty-four and five tenths (264.5) feet to a wall at land of Edmund Vogel; thence N. 66° 28' E. along said Vogel land, as the wall now stands, two hundred forty-nine (249) feet to a corner; thence N. 20° 47' W. along said Vogel land, as the wall now stands, two hundred fifty nine (259) feet to a corner in the wall; thence S. 64° 23' W. along said Vogel land thirty-six (36) feet to a corner in the wall; thence N. 3° 25' W. along said Vogel land, as the wall now stands, one hundred fifty-one and four tenths (151.4) feet to said Hartford Avenue; thence along the southerly side of said Hartford Avenue two hundred (200) feet to the point of beginning.

TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Katherine M. Wadsworth and her heirs and assigns, to their own use and behoof forever.

IN WITNESS WHEREOF I hereunto set my hand and seal this first day of October in the year one thousand nine hundred and fifteen

Signed and sealed in presence of

Joseph H. Doyle

Robert V. Pickels (seal)
Guardian.

Commonwealth of Massachusetts

Worcester ss. October 1, 1915. Then personally appeared the above-named Robert V. Pickels, and acknowledged the foregoing instrument to be his free act and deed, before me.

Joseph H. Doyle Notary Public

Rec'd Oct. 11, 1915, at 8h. 30m. A. M. Ent'd & Ex'd

* * * * *

Wadsworth

to

Albee Est.

See page
62140P. 14

I, Katherine M. Wadsworth, of Boston, Suffolk County, Massachusetts being married, for consideration paid, grant to Frank C. Albee, Administrator of the Estate of Albert Albee, of Milford in County of Worcester and Commonwealth aforesaid, with MORTGAGE covenants, to secure the payment of Fifteen Hundred Fifty Dollars in two years from date with six per centum interest per annum payable semi-annually as provided in a note of even date, the land in MENDON in said County of Worcester Certain real estate located in Mendon in said County of Worcester, on the southerly side of Hartford Avenue, together with the buildings thereon, and bounded and described as follows:- Beginning at the southerly side of Hartford Avenue at land of John Larson; thence S. 10° E. passing through a stone post along land of said Larson two hundred forty-four feet to a stone wall; thence S. 13° .05' E. along stone wall and said Larson land two hundred sixty-four and five-tenths (264.5) feet to a wall at land of Edmund Vogel; thence N. 66° 28' E. along said Vogel land, as the wall now stands two hundred forty-nine (249) feet to a corner; thence N. 20° 47' W. along said Vogel land, as the wall now stands two hundred fifty-nine (259) feet to a corner and a wall; thence S. 64° 23' W. along said Vogel land thirty-six (36) feet to a corner and a wall; thence N. 3° 25' W. along said Vogel land as the wall now stands one hundred fifty-one and four-tenths (151.4) feet to said Hartford Avenue thence along the southerly side of said Hartford Avenue two hundred (200) feet to the point of beginning. Being the same premises conveyed to me by deed from Frank C. Albee et als., bearing even date, and to be recorded herewith.

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

I, Frank C. Wadsworth, husband of said mortgagor release to the mortgagee an estate by the CURTSEY and other interests in the mortgaged premises.

WITNESS our hands and seals this first day of October 1915.

Katherine M. Wadsworth (seal)