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72° E. 160 ft. to a bound at said North Avenue; thence by said North Avenue N. 18° W. 80 ft. to a bound at land of Jessie F. Noyes; thence by said Noyes' land S. 72° W. 160 ft. to a bound; thence by said Noyes' land N. 18° W. 80 ft. to a bound; thence by land of Fred Elkins S. 72° W. 100 ft. to a stake thence by said Elkins' land N. 25° 30' W. 144 ft. to a stake; thence by said Elkins' land N. 62° 30' E. 100 ft. to a bound at land of Wilfred Cheetham; thence by land of Wilfred Cheetham and Harold Smith N. 27° 30' W. 160 ft. to a bound; thence by land of said Smith N. 62° 30' E. 179 ft. to North Avenue; thence northerly on North Avenue 240.9 ft. to land of Walter Mead; thence by land of said Mead S. 62° 30' W. 160 ft. to a bound; thence N. 27° 30' W. 80 ft. to a stake in the wall at land of Frank M. Aldrich; thence westerly with wall and land of said Aldrich to land of Luther W. Holbrook; thence southerly with land of said Holbrook, Mary E. Aldrich and Charles W. Arrand to land of George A. Parkinson; thence easterly by land of said Parkinson and the Town of Mendon to the place of beginning.

The second tract is located on the east side of North Avenue, Beginning at a corner of the wall on the easterly side of North Avenue, and on the northerly side of "Post Lane" so called, at land of Lora E. Williams; thence easterly with a wall 97.72 rods, to a corner near "Muddy" Brook; thence northerly with a wall 14.32 rods to the "Old Dam"; thence easterly with said "Old Dam" 3.20 rods crossing "Muddy" Brook to a corner of walls; thence northerly with the wall and fence 58.48 rods to a stake and stones at the end of the wall, bounding this far on land of Lora E. Williams; thence with land of Anna A. Hastings N. 77° 30' E. 33.60 rods to a stake and stones at the north end of a wall; thence N. 88° 17' E. 40.16 rods to a stake and stones at land owned by Lewis H. Barney, lately deceased; thence by said Barney's land S. 25° 43' E. 33.70 rods to a stake in the wall at "Post Lane"; thence still with said Barney's land and with a wall S. 47° 43' E. 36.8 rods to end of wall; thence same course 7 rods to a stake and stones at land formerly of Hastings; thence by land of said Hastings S. 44° 15' W. 8 rods to the southerly end of a wall, at land of Clarence A. Taft; thence by the wall and said Taft's land northwesterly to the southerly side of "Post Lane"; thence westerly by the wall and said Taft's land, and land of Walter F. Durgin 143 rods to North Avenue; thence northerly on said avenue 3.76 rods to the place of beginning. Being a part of those premises described in a deed to Waldo M. Thayer, Trustee, dated Oct. 11, 1913 and recorded with Worcester District Deeds, Book 2039, Page 274. Said premises are conveyed subject to the taxes for the current year, which the grantee assumes and 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 Robert P. Neil and Annie Neil 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 as aforesaid 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 I N W I T N E S S W H E R E O F I the said John H. Cunningham hereunto set my hand and seal this twenty-second day of May in the year one thousand nine hundred and sixteen.

Signed and sealed in presence of

Joseph H. Doyle

John H. Cunningham

(seal).

Commonwealth of Massachusetts

Worcester ss May 22, 1916. Then personally appeared the above-named John H. Cunningham and acknowledged the foregoing instrument to be his free act and deed, before me

Joseph H. Doyle Notary Public

Rec'd May 27, 1916 at 8h. 30m. A. M. Ent'd & Ex'd.

* * * * *

Neil et ux.

to

Cunningham

We, Robert P. Neil and Annie Neil, both of Mendon, Worcester County, Massachusetts for consideration paid, grant to John H. Cunningham of Milford, said County and Commonwealth, with M O R T G A G E covenants, to secure the payment of Thirty-five Hundred Dollars on demand with five per centum interest per annum payable semi-annually as provided in our note of even date, two certain tracts or parcels of land in said MENDON, near Mendon Village, and bounded and described as follows:- The first tract is located on the west side of North Avenue, Beginning at the southeasterly corner of North Avenue at land of the Town of Mendon (the schoolhouse lot); thence northerly with said avenue to a stone bound at land of John J. Harrington; thence by land of said Harrington S. 72° W. 160 ft. to a stone bound; thence by land of said Harrington and George

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