

this deed (whether then or hereafter payable), together with interest and all costs and expenses, paying the surplus, if any, to the grantor or his assigns and such sale shall forever bar the grantor and all persons claiming under him from all right and interest in the premises at law or in equity. It being mutually agreed that the grantee or his assigns may purchase at said sale and that no other purchaser shall be answerable for the application of the purchase money. And provided also that until some breach of the conditions of this deed, the grantee shall have no right to enter and take possession of the premises.

In witness whereof we, the said Eli Bates and Louisa Bates, wife of the said Eli Bates in token of her release of all rights of dower and homestead exemption in the granted premises, have hereunto set our hands and seals this twenty third day of January in the year of our Lord one thousand eight hundred and seventy four.

Signed, sealed and delivered Eli Bates (seal)
 in presence of Louisa Bates (seal)
 James R. Davis }
 Erwin A. Bates } Worcester p. Feb. 28. 1874. Then
 personally appeared the above
 named Eli Bates and acknowledged the above instrument
 to be his free act and deed,

Before me, James R. Davis, Justice of the Peace.
 Recd. Mar. 2^d 1874 at 10³⁰ A. M. Ent. & Ex. By Alex. H. Wilder, Reg.

Seaver Belistina D. }
 To }
 Huldah M. Seaver }
 Know all men by these presents, that I
 Belistina Seaver of the City and County of
 Worcester and Commonwealth of Massachusetts, in con-
 sideration of three hundred dollars to me paid by Huldah
 M. Seaver wife of James M. Seaver of said City of Worcester
 the receipt whereof I do hereby acknowledge, do hereby
 give, grant, sell and convey unto the said Huldah M.
 Seaver her heirs and assigns, a certain piece of land
 situated partly in Upton and partly in Mendon in
 said County of Worcester and bounded to wit: Beginning
 at a stake and stones on the Easterly side of land of Mi-
 chael Cummings, thence Northerly bounding Westerly
 by land of said Cummings about 41 rods to land of