

fee simple, to the purchaser or purchasers accordingly; and out of the money arising from such sale, to retain all sums then secured by this deed (whether then or thereafter payable), together with interest, and all costs and expenses of any suit, or proceeding, in law or equity thereon or concerning said note or mortgage, and all expenses incurred in such sale; paying the surplus, if any, to the grantor, or his assigns, and such sale shall forever bar the grantor, and all persons claiming by or under him from all right and interest in the premises. It being mutually agreed that the grantee, its successors or assigns, may purchase at said sale, and that no other purchaser shall be answerable for the application of the purchase money.

And I, Mary A. Higgins wife, of the said grantor for the consideration aforesaid, do hereby release and quitclaim unto the said Webster Five Cents Savings Bank, and its successors and assigns, all the right, title, claim or demand which I may have in and unto the premises hereby conveyed, under or by virtue of the Homestead Exemption Laws of the Commonwealth of Massachusetts, and also all right, claim, or possibility of D O W E R in said premises and all rights by statutes and all other rights therein. I N W I T N E S S W H E R E O F, we the said Jeremiah and Mary A. Higgins, have hereunto set our hands and seals this fifth day of September in the year of our Lord one thousand nine hundred and thirteen. Signed, sealed and delivered in presence of

Jeremiah J. Higgins (seal)
Mary A. Higgins. (seal)

Commonwealth of Massachusetts

Worcester, ss. September 26th 1913. Then personally appeared the above named Jeremiah J. Higgins and acknowledged the foregoing instrument to be his free act and deed- before me,
Charles J. O'Connell Justice of the Peace.
Rec'd Sept. 29, 1913, at 8h. 30m. A. M. Ent'd & Ex'd.

* * * * *

White

to

Cunningham

See Book 3627
Page 17

I, Ambrose B. White, of Blackstone, Worcester County, Massachusetts for consideration paid, grant to John H. Cunningham of Milford in said County with W A R R A N T Y covenants the land in MENDON in said County all my right, title and interest in and to two certain tracts of land, described in a deed from Walter N. Thompson to me, dated December 23, 1908, recorded with Worcester District Deeds, Book 1895, Page 313, as follows: "Two certain tracts of land situated in Mendon in said Commonwealth, near Mendon Village, and bounded and described as follows: The first tract contains 24 acres, more or less, being chiefly mowing and swamp land, situated on the westerly side of Main Street, here known as North Avenue, with house and barn and other buildings thereon and is bounded as follows, viz: Beginning on the westerly side of said avenue at a corner of fence and wall at land formerly of G. B. Williams; thence northerly on said avenue to a corner of wall at land of Marcus M. Aldrich; thence westerly with wall on land of said Aldrich to land formerly of Alonzo E. Brown, now supposed of Luther Holbrook; thence southerly with wall and fence, bounding on land formerly of said Brown, land of Chauncy M. Aldrich and land of one Crawley to corner of wall at land of said George M. Taft; thence easterly with wall and fence bounding on said Taft land to said avenue, at the point of beginning. It being the same and all the premises conveyed to Erwin A. Bates by deed of William S. Hastings, dated April 27, 1883, and recorded with Worcester District Deeds, Libro 1142, Folio 590, and deed of Rupert F. Bates and others, dated January 28, 1893, and recorded with said Deeds, Libro 1405, Folio 384.

The second tract is pasture and wood land, near the first tract, containing 25 acres, more or less, on the easterly side of said avenue known as Post-Lane pasture and wood land, and bounded as follows, viz: Beginning on the easterly side of said avenue at a corner of wall at land formerly of Eli Bates; thence easterly 97 rods 18 links; thence northerly 14 rods 8 links to the old dam so called; thence easterly 3 rods 5 links; thence northerly 58 rods 12 links to stake and stones at root of white ash tree; the lines above given being on said E. Bates land; thence northerly 73" E. 33 rods 3 1/2 links to a stake and stones at end of wall by chestnut tree; thence N. 43" E. 39 rods 31 links to stake and stones at land of one Nelson, the last two lines being on land formerly of C. C. P. Hastings; thence easterly 33 rods 15 links; thence northeasterly 43 rods 18 links to land of Edward Dudley, the last two lines being on land of said Nelson; thence westerly on said Dudley's land 7 rods 22 links to a wall; thence by walls westerly on said Dudley's land to a corner at southerly side of Post-Lane, so called; thence on said Dudley's land westerly 143 rods to said avenue; thence northerly on said avenue 3 rods 19 links to the point of beginning. It being the same and all the premises conveyed to Erwin A. Bates by deed of Mary M. H. Darling and Anna W. Pierce, dated April 14, 1892, and recorded with said Deeds, Libro 1379, Folio 281. My interest