

Roby Edwin A. I know all men by these presents, that I Edwin A. Roby of Mendon in the
 County of Worcester and Commonwealth of Massachusetts, Cordwainer, in
 consideration of Four hundred and forty five dollars paid me by H Ezekiah
 Fletcher of said Mendon, Gentleman, the receipt whereof I do hereby ack-
 nowledge, do hereby give, grant, sell and convey unto the said H Ezekiah Flet-
 cher his heirs and assigns a certain tract or parcel of land situated and ly-
 ing in the Northernly part of said Mendon with the buildings thereon, con-
 taining Eleven acres and one hundred and six rods more or less, and
 bounded as follows; Westerly on the Worcester road, Southerly on land be-
 longing to the heirs of the late Doct. Alexander Mayer dec^d - Easterly on land
 of Jos^l G. Davenport and Northernly on land the reversion of which belongs to the
 heirs of John Fisher after his decease - Also the life estate that the said
 John Fisher had as tenant by courtesy in another piece of land adjoining
 the above on the northernly side, containing Eight acres and fifty three rods
 more or less, and is bounded as follows; Westerly on said road, Southerly on
 the above mentioned land, Easterly and Northernly on said J. G. Davenport's
 land and is that piece of land the reversion of which belongs to the heirs
 of said John Fisher by his former wife Abigail Fisher dec^d - To have
 and to hold the aforegranted premises to the said H Ezekiah Fletcher
 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 H Ezekiah Fletcher his heirs and assigns that I lawfully seiz-
 ed in fee of the aforegranted premises; that I have good right to sell
 and convey the same to the said H Ezekiah Fletcher; And that I
 will warrant and defend the same premises to the said H Ezekiah
 Fletcher - heirs and assigns forever against the lawful claims and
 demands of all persons, Except a mortgage deed made by me to Seth
 & Benj^a Davenport dated the first day of April instant, for Eight hun-
 dred dollars, payable in one year with interest - Provided never-
 theless, that if the said Edwin A. Roby his heirs, executors, or administrators
 pay to the said H Ezekiah Fletcher his heirs executors administrators or assigns the sum
 of four hundred and forty five dollars one half in six months from the date hereof the
 other half on the first day of April A.D. one thousand eight hundred and thirty five
 with interest annually then this deed as also a certain note of hand bearing even date
 with these presents given by the said Edwin A. Roby to the said H Ezekiah Fletcher
 to pay the same sum with interest annually at the time aforesaid shall both be void
 otherwise shall remain in full force and it is agreed that the mortgagor his heirs
 or assigns remain in possession of the premises till condition broken. - In witness
 whereof the said Edwin A. Roby and Chloe A. wife of the said Edwin A. in token of
 her voluntary relinquishment of her right of dower in the aforegranted premises
 have hereunto set their hands and seals this twenty second day of April in the year
 of our Lord one thousand eight hundred and thirty four. - Edwin A. Roby (seal)
 Signed sealed and delivered
 Chloe A. Roby (seal)