

by deed of even date, to be recorded herewith.

W I T N E S S my hand and seal this twenty-seventh day of May 1937.

Emma Schartner

Commonwealth of Massachusetts

Worcester, ss. May 27, 1937. Then personally appeared the above-named Emma Schartner and acknowledged the foregoing instrument to be her free act and deed, before me

Charles Mayberry Justice of the Peace

My commission expires August 20, 1937.

Rec'd June 1, 1937 at 9h. A. M. Ent'd & Ex'd

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W H E R E A S Edward T. Powers did by mortgage deed, dated May 1, 1929, and recorded in Worcester District Registry of Deeds, Book 2493 Page 582 convey the premises hereinafter described to the Milford Savings Bank, a corporation duly established under the laws of the Commonwealth of Massachusetts and having its principal place of business in Milford, in said Commonwealth, and whereas in and by said mortgage deed the grantee therein named, or its assigns, were authorized and empowered, upon any default in the performance or observance of the condition of said mortgage, to sell the said premises with all improvements that might be thereon, at public auction in Mendon, in said Commonwealth of Massachusetts, first publishing a notice as therein required, and to convey the same by proper deeds to the purchaser or purchasers absolutely and in fee simple; and whereas there has been such default, and notice has been published, and a sale has been made, as will more particularly appear in and by the affidavit hereto to be subjoined.

Powers

to

Spencer

2-\$1.00 Stamps
1-50¢ Stamp
Cancelled

N O W T H E R E F O R E K N O W A L L M E N that the said Milford Savings Bank by virtue and in execution of the power contained in said mortgage deed as aforesaid, and of every other power it hereto enabling, and in consideration of the sum of Twenty-two Hundred Dollars to it paid by Abner Spencer, of Milford, Worcester County, Massachusetts, the receipt whereof is hereby acknowledged, do hereby G R A N T, B A R G A I N, S E L L, and C O N V E Y unto the said Abner Spencer, all and singular the premises conveyed by the aforesaid mortgage deed, namely: Certain premises, being all the same premises described in deed of Clarence A. Taft to said Edward T. Powers, dated May 5, 1914, recorded with Worcester District Deeds, Book 2053, Page 39, and bounded and described in said deed as follows, to wit:- "The land in said Town of MENDON situated on the easterly side of North Avenue (so-called) in that Town, and bounded and described as follows, viz:- Beginning at a point in the easterly line of said North Avenue, at the southwesterly corner of land this day conveyed to Walter F. Durgin, which point is one hundred and eight and 5-10 feet southerly from the southwesterly corner of North Avenue and "Post Lane" (so called); thence N. 53 degrees 15 minutes E. one hundred and eighty eight feet, to a corner bounding northerly on said Durgin land; thence S. 20 degrees 15 minutes E. two hundred forty six and 66-100 feet to a corner, bounding easterly on other land of the grantor; thence S. 62 degrees 30 minutes W. one hundred and eighty feet to the easterly line of North Avenue, bounding southerly on land of Harriet E. Freeman; thence N. 18 degrees 30 minutes W. two hundred and seventeen feet, by and with said avenue, to the point of beginning.

The grantee agrees to erect and maintain a suitable fence one hundred and eighty five feet in length, starting from the land of Harriet E. Freeman."

T O H A V E and T O H O L D the same to the said Abner Spencer and his heirs and assigns, to their own use and behoof forever.

I N W I T N E S S W H E R E O F the said Milford Savings Bank has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Percy L. Walker its Treasurer this twenty-eighth day of May in the year one thousand nine hundred and thirty-seven.

Milford Savings
Bank (corporate seal)
by Percy L. Walker
its Treasurer

The Commonwealth of Massachusetts

Worcester ss. May 28, 1937. Then personally appeared the above named Percy L. Walker and acknowledged the foregoing instrument to be the free act and deed, of the Milford Savings Bank before me

Clifford A. Cook Justice of the Peace

My commission expires Sept. 10, 1937.

Rec'd June 1, 1937 at 9h. A. M. Ent'd & Ex'd

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