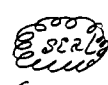


Russell Rogers, Admirah B. Davenport } Christina Cummings 
 Commonwealth of Massachusetts. Worcester ss. 17th Octr 1854.
 Then personally appeared the within named Joseph Cummings and acknowl-
 edged the within instrument to be a free act and deed.

Before me, Benja Davenport Justice of the Peace
 Recd Oct 28th 1854 at 11:10 A.M. Sent & Recd By Alex. H. Wilder, Reg^r

Parker Benjamin
 to
 Joseph Cummings

Commonwealth of Massachusetts. I know all men by these presents that I
 Benjamin Parker of Mendon in the County of Worcester and Commonwealth of
 Massachusetts. Potter in consideration of of Eleven hundred and fifty dollars to me
 paid by Joseph Cummings of Upton in the County and Commonwealth aforesaid
 Yeoman the receipt whereof I do hereby acknowledge do give grant sell and convey
 unto the said Joseph Cummings his heirs and assigns a certain tract or parcel of
 land situated in Mendon with all the buildings thereon containing forty acres more or
 less and bounded as follows. Beginning at the southwestly corner by land of Seth
 Davenport and running easterly by land of Seth Davenport as the wall now
 stands untill it comes to a corner of Russel Bennetts land thence turning and
 running northerly by land of Russel Bennett as the wall and fence now stand untill
 it comes to the City road so called thence turning westerly and running as the wall
 now stands untill it comes to the old County road leading fr^m Worcester to Providence
 thence turning southwestly and southerly by said road to the first mentioned bound
 To have and to hold the aforegranted premises to the said Joseph Cummings his heirs
 and assigns to his and their use and behoof forever And I do for myself my heirs
 executors and administrators covenant with the said Joseph Cummings his heirs and
 assigns that I am lawfully seized in fee of the aforegranted premises that they are
 free of all incumbrances that I have good right to sell and convey the same to the
 said Joseph Cummings and that I will warrant and defend the same to the said
 Joseph Cummings his heirs and assigns forever against the lawful claims and de-
 mands of all persons. Provided nevertheless that if the said Benjamin Parker
 his heirs executors or administrators pay to the said Joseph Cummings his heirs executors
 administrators or assigns the sum of Eleven hundred and fifty dollars in eight years
 with interest annually and at least one hundred and fifty dollars is to be paid yearly
 from this deed as also eight certain notes bearing date with these presents given by the
 said Benjamin Parker to the said Joseph Cummings to pay the same sum of \$
 1150.00 at the time aforesaid shall be void otherwise shall remain in full force
 And provided also that the mortgagor his heirs and assigns may remain in possession
 of said premises till condition broken. And I Ruth C. Parker wife of the said Benja-
 min Parker for the consideration aforesaid do hereby release and quitclaim unto the
 said Joseph Cummings his heirs and assigns all right claim or possibility of dower in
 said premises. In witness whereof we the said Benjamin Parker and Ruth C.
 Parker have hereunto set our hands and seals this seventeenth day of October in