

or under him them or any of them And provided also that until some breach of the condition of this deed the grantee shall have no right to enter and take possession of the premises.

In witness whereof I the said Michael Burke have hereunto set hand and seal this third day of March in the year of our Lord eighteen hundred and sixty eight.

Executed and delivered, Michael Burke Seal

in presence of Worcester ss. Mar. 3<sup>rd</sup> 1868.

J. G. Kent -

Then personally appeared the above named Michael Burke and acknowledged the above instrument to be his free act and deed.

Before me, J. G. Kent, Justice of the Peace.  
Recd Apr. 18<sup>th</sup> 1868 at 10<sup>th</sup> 40<sup>th</sup> A.M. Court, Cor. By Alex. H. Wilder Reg.

to  
Jos. Cummings  
Stamp  
(cancelled)

Know all men by these presents that I Michael Cummings of Upton in the county of Worcester and Commonwealth of Massachusetts Heron, in consideration of two hundred dollars paid by Joseph Cummings of Mendon in said county of Worcester Heron, the receipt whereof is hereby acknowledged, do hereby give grant bargain sell and convey unto the said Joseph Cummings his heirs and assigns a certain farm situated in the towns of Mendon & Upton with all the building and privileges & appurtenances therewith belonging containing about forty acres and bounded: Beginning at the Southwesterly corner on the old county road leading from Mendon to Worcester, thence running Northerly by said road untill it comes to land of Enos Taft thence turning Easterly by land of Enos Taft & Patrick McJague's land untill it comes to a corner near a spring thence Southerly by land of said McJague & Joseph Cummings untill it comes to a discontinued road thence Westerly by said road to the first mentioned bound.

To have and to hold the above granted premises with the privileges and appurtenances thereto belonging to the said Joseph Cummings, heirs and assigns to his and their use and behoof forever. And I the said Michael Cummings do for myself and my heirs executors and administrators do covenant with the said Joseph Cummings his heirs and assigns that I am lawfully seized in fee of the aforesaid premises that they are free from all incumbrances that I have good right to sell and convey the same to the said Joseph Cummings as aforesaid and that I will and my