

Signed, sealed, and delivered: Thomas Birds (seal)  
 in presence of } Commonwealth of Massachusetts. Worcester ss. January 24. 1876. Then personally appeared the above-named Thomas Birds and acknowledged the foregoing instrument to be his free act and deed.

Before me, Lewis Hayden, Justice of the Peace.  
 Rec<sup>d</sup>. Jan'y 26<sup>th</sup> 1876. at 11<sup>th</sup> A.M. Ent<sup>o</sup> 16<sup>th</sup> By Charles A. Chase, Regi

Cowley John  
 to  
 Thomas Birds  
 See Discharge in  
 B. 10.22 P. 455

Know all men by these presents, that I John Cowley of Mendon in the County of Worcester and State of Massachusetts in consideration of two hundred and thirty dollars paid by Thomas Birds of said Mendon the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Thomas Birds his heirs and assigns, a certain piece of land with all the buildings thereon situated on the Westerly side of the road leading from Worcester to Providence in said Mendon containing three acres more or less, and being the same and all the same premises as bounded and described in a certain warranty deed, this given by said Birds to said Cowley. To have and to hold the granted premises to the said Thomas Birds and his heirs and assigns to their own use and behoof forever. And I the grantor for myself and my heirs, executors, and administrators do covenant with the grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same to the grantee and his heirs and assigns forever as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons. Provided nevertheless that if the grantor his heirs, executors or administrators shall fray unto the grantee his executors, administrators or assigns the sum of two hundred and thirty dollars as follows viz: one hundred & fifteen dollars in one year and the balance in two years from date, with six per cent. interest per annum thereon during said term, and for such further time as said principal sum or any part thereof shall remain unpaid payable annually, and until such payment keep the buildings standing on the land aforesaid insured against fire in a sum not less than two hundred dollars for the benefit of said mortgagee and his executors, administrators and assigns at such Insurance Office as he shall appear and also pay all taxes and assessments levied or assessed on the granted premises, and shall