

Rec^d Oct. 13th 1877, at 3^h 20^m. P. M. Ent^d & Ex^d By Harvey B. Wilder Reg^r

Pancroft Jas. W. &c.
to
Eli Goulding

Whereas James W. Pancroft did by mortgage deed dated June 18th A. D. 1875, and recorded with the Worcester County Registry of Deeds Libro 96. Folio 82 convey the premises hereinafter described to Eli Goulding of Worcester in said County of Worcester, and whereas in and by said mortgage deed the grantee therein named his executors administrators or assigns were authorized and empowered upon any default in the performance or observance of the conditions of said mortgage to sell the said premises, with all improvements that might be thereon at public auction in Worcester in said County of Worcester, first publishing a notice as therein required and to convey the same by proper deed or 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: Now therefore know all men that we the said James W. Pancroft by Eli Goulding his attorney, duly authorized as aforesaid and James W. Pancroft by virtue and in execution of the power contained in said mortgage deed as aforesaid and of every other power and authority me hereto enabling, and in consideration of the sum of One Hundred dollars to me paid by Eli Goulding do hereby grant bargain sell and convey unto the said Eli Goulding, all and singular the premises conveyed by the aforesaid mortgage deed namely: A certain tract of land with the buildings thereon situate on Cliff street in said Worcester containing about fourteen thousand square feet of land, bounded and described as follows viz: Beginning at a point on the southerly side of Cliff street, thence southerly, one hundred and forty three feet: thence westerly eighty five feet: thence northerly one hundred and forty eight feet to said Cliff street: thence westerly on said Cliff street one hundred feet to the place of beginning. To have and to hold the same to the said Eli Goulding and his heirs and assigns to their own use and behoof forever. In witness whereof I we the said James W. Pancroft and Eli Goulding hereunto set our hands and seals this four-