

cester. And in his or their own names, or as the attorney of the grantor, for that purpose by these presents duly authorized, convey the same, absolutely and in fee simple to the purchaser or purchasers accordingly, and out of the money arising from such sale, to retain all sums, then secured by this deed (whether then or thereafter payable) together with interest and all costs and expenses, paying the surplus, if any, to the grantor, or his assigns, and such sale shall forever bar the grantor and all persons claiming under him from all rights and interest in the premises whether at law or in equity. It being mutually agreed that the grantee or his assigns may purchase at said sale and that no other purchaser shall be answerable for the application of the purchase money. And provided also that until some breach of the conditions of this deed, the grantee shall have no right to enter and take possession of the premises. And for the consideration aforesaid, I Ellen E. Best, wife of said James R. Best do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we the said James R. Best hereunto set our hands and seals this twenty eighth day of March in the year one thousand eight hundred and ninety two.

Signed and sealed } James R. Best (Seal)
Ellen E. Best (Seal)

In presence of } Commonwealth of Massachusetts
two lines and one word } Worcester ss. April 6, 1892. Then per-
first erased } sonally appeared the above-

G. B. Williams to both named James R. Best and acknowledged the above instrument to be his free act and deed. Before me Gustavus B. Williams Justice of the Peace, Recd. April 8th 1892 at 8 A.M. Ent'd & Ex'd By *Wm. B. Miller* Reg

Dugley Timothy F. We hereby certify that on the sixth day
to of April in the year one thousand eight hundred and
Ellen Dugley ninety two we were present and saw Ellen Dugley, the
mortgagee named in a certain mortgage given by Tim-
othy F. Dugley to said Ellen Dugley, dated November 1st
A. D. 1888 and recorded in Worcester District Registry of
Deeds, libro 1286, folio 6, make an open, peaceable, and