Or being In Quantity forty and Seven Acres be the Sam more or Less Situate Lying and Being in the New Grant so Called beyond the Blue hill within the Township of Dorchester aforesd and is Butted & bounded as followeth Viz: with the Land of Mr Pool Southerly and Westerly with the land of Mr Price & Mr Tilley Northerly with the Land of William Sumner late of sd Dorchester Deceased Easterly with Mr Tilestone & Fences Land. Also one Tract or parcell of Land Containing fourty Acres be the Same more or Less Situate Lying & being within the Township of Dorchester aforesd being butted & bounded Southerly by Land which is the Eighth Lot so Called Westerly by Land of Timothy Tilestone & Easterly by Land Called Pidgeon Swamp Also One Other tract or parcell of Land within the Town of Dorchester aforesd Containing by Estimation forty one Acres an half be the Same more or Less being the fourteenth Lot in the twelve Divisions so Called Or however Otherwise the Same is now Butted & Bounded or Reputed to be bounded Together with all & Singular Houses Out Houses Buildings Barns Stables Yards Gardens Edifices Fences Ways Waters Easemts Commons Comonages Comon of Pasture Priviledges & Appurces whatsoever to the sd Parcell of Land belonging or in anywise Appertaining or Reputed Taken or known as part parcell or member thereof or any Part thereof & the Estate Right Title Interest Use possession Trust Property Claim & Demand whatsoever of the sd Isaac & Hannah Cummings of in to the aforesd premises or any Part thereof & the Reversion & Reversions Remainder & Remainders Rents Issues and Profits of the aforesd premises or any part thereof & all Deeds Writings and Evidences Concerning the aforesd premises or any part thereof To Have and to hold the aforesd parcell of Land & premises hereby granted with their Appurces unto the sd John Clark Adam Winthrop Elisha Cook & Samd Thaxter & their Successors in the sd Trust to the Uses Intents & Purposes In the sd Act Mentioned & to no Other Use Intent & purpose whatsoever And the sd Isaac & Hannah Cummings Do hereby Grant for themselves and their Heirs that the before hereby granted premises with their & Every of their Appurces unto the sd John Clark Adam Winthrop Elisha Cook & Samuel Thaxter & their Successors in the sd trust for the Uses aforesd Against them the sd Isaac & Hannah Cummings their Heirs & Assigns & against all & Every Person or persons whatsoever shall & will Warrant Uphold & forever Defend by these presents Provided always Nevertheless & upon Condition & it is the true Intent & Meaning of these presents & parties hereunto that If the sd Isaac & Hannah Cummings their Execs or Admrs Do & shall well & truly pay unto the sd John Clark Adam Winthrop Elisha Cook Samd Thaxter or their Successors in the sd Trust the Sum of One hundred pounds with the Interest for the Same after the Rate of five pounds ℔ Cent ℔ Annum In Manner & form following that is to Say the Sum of One hundred & five pounds being in full of the sd Mortgage at or upon the thirteenth Day of February which will be in the Year of Our Lord One Thousand Seven Hundred & Twenty Six that then this present Deed of Mortgage & Every Grant Article Clause & thing therein Contained to be void & of None Effect to all Intents & Purposes But in Case any Default shall happen to be made

Boston May 23. 1728 Rec.d One hundred & five pounds Cash in full of the within Mortgage Adam Winthrop John Clark Elisha Cook Comm.rs Samuel Thaxter

Suffolk ss. Boston May 30th 1726 Then the within named Isaac Cummings & Hannah his wife personally appeared & acknowledged the within Instrument to be their free act & deed before me John Ballantine Just. Pacis

Made or in payment of any of the Sums of Money before Mentioned by the Space of Sixty days after the days & times whereon the Same Ought to be paid as herein before is Mentioned & Expressed that then & from thence forth the sd Parcell of Land & premises with the Appurces shall be & remain unto the sd John Clark Adam Winthrop Elisha Cook & Samuel Thaxter & their Successors in the sd trust to & for the Uses aforementioned & to & for no Other Use Intent or purpose whatsoever & the sd Isaac & Hannah Cummings for themselves their Heirs Execs & Admrs Do Covenant promise & grant to & with the sd John Clark Adam Winthrop Elisha Cooke Samd Thaxter & their Successors in the trust aforesd by these presents in Manner & form following that is to say that the sd Isaac and Hannah Cummings at the times of the Sealing & Delivering of these presents are Lawfully Seized of & in all & singular the premises aforesd hereby Granted of a good Absolute & Indefeasible Estate of Inheritance in fee Simple & Have good Right & full power to Grant Bargain Sell Aliene Enfeoffe Release & Confirm the Same to the sd John Clark Adam Winthrop Elisha Cooke Samd Thaxter And their Successors in the sd Trust in Manner & form aforesd & that the sd John Clark Adam Winthrop Elisha Cooke Samd Thaxter & their Successors in the sd trust shall or Lawfully may from time to time & at all times hereafter peacably Quietly & Peacaully Have hold Use Occupy possess & Enjoy all & singular the aforesd Parcell of Lands & premises with the Appurces in Manner & form aforesd According to the true Intent & Meaning of these without the Lawful or Equitable Claim Lett Suit trouble Disturbance Interruption other hindrance or Committing of Waste of or by the sd John Cummings & Hannah Cummings their heirs or Assigns or any other person or persons whatsoever & that free & Clear from all former & Other Mortgages Bargains Gifts grants Estates Charges Troubles & Incumbrances whatsoever had made or done by the sd Isaac & Hannah Cummings their heirs Or Assigns or any Other Person or persons any thing having or Claiming of in to or Out of the premises aforesd or any part thereof by from or Under them Or Any of them or any Other person or persons whatsoever In Witness whereof the aforesd parties to these presents have Interchangeably hereunto set their hands & Seals the Day & Year first above written Isaac Cummings & a Seal Hannah X Cummings Sig. & a Seal Signed Sealed & Delivered in the presence of Us the Subscribers of Six lines above being first made Jacob Glee Joseph Marion Received on the day of the Date above of the Commissioner Abovenamed the Sum of One hundred Pounds being the full Consideration Above Expressed ℔ Isaac Cummings Suffolk ss Boston May 30th 1726 Mr Isaac Cummings & Hannah his wife personally Appearing Acknowledged the Above Instrument to be their free Act & Deed before Me John Ballantine Just Pacis May 30th 1726 Recd & Accordingly Entered & Examined

℔ John Ballantine Reg.r

To all Christian People to whom these presents shall Come Jethro Coffin of the Town of Mendon in the County of Suffolk in New England Sendeth Greeting Knowye that I the sd Jethro Coffin for Sundry Good Causes & Reasons me moving thereunto & Especially for the Love and Good Affection which I Bear toward my well beloved Son Robert Coffin

Coffin to Coffin