

200

Philip Samuel to Increase Thayer
TO all People to whom these Presents

shall come,

Greeting,

K NOW Ye, That we Samuel Philip of Mendon in the County of Worcester and Commonwealth of Massachusetts Yeoman to Bruth his Wife

For and in Consideration of the Sum of *Seventy five pounds of Money* to us in Hand before the Ensealing hereof, well and truly paid by *Increase Thayer of Mendon aforesaid Gentleman*

the Receipt whereof ~~we~~ do hereby acknowledge, and ~~our selves~~ therewith fully satisfied and contented; and thereof, and of every Part and Parcel thereof, do exonerate, acquit and discharge ~~him~~ the said *Increase Thayer and his* Heirs, Executors, and Administrators, forever by these Presents: HAVE given, granted, bargained, sold, aliened, conveyed and confirmed; and by these Presents, Do freely, fully, and absolutely give, grant, bargain, sell, aliene, convey and confirm unto ~~him~~ the said *Increase Thayer and unto his* Heirs and Assigns forever,

a certain tract or parcel of Land situate lying and being in Mendon aforesaid containing by estimation twelve acres and an half be it more or less it being the whole that was set off to the said Bruth from the real estate of Mr. Edmond Morse late of said Mendon Deceased on her right she being an heir of the said Deceased it being better and bounded in all parts agreeable to the Division & return of the S. Deceased as recorded in the Probate office in S. County Reference thereto being had

To HAVE and to HOLD the said granted and bargained Premises, with all the Appurtenances, Privileges and Commodities to the same belonging, or in any wise appertaining to ~~him~~ the said *Increase Thayer & to his* Heirs and Assigns forever. To ~~him~~ and their only proper Use, Benefit and Behoof forever. And we the said *Samuel Philip & Bruth his wife* for ourselves Heirs, Executors and Administrators, do Covenant, Promise and Grant to and with ~~him~~ the said *Increase Thayer and his*

Heirs and Assigns, that before the Ensealing hereof, ~~we are~~ the true, sole, and lawful Owner of the above bargained Premises, and ~~are~~ lawfully seized and possessed of the same in ~~our~~ own proper Right, as a good, perfect, and absolute Estate of Inheritance in Fee Simple: And have in ~~our selves~~ good Right, full Power, and lawful Authority, to grant, bargain, sell, convey and confirm said bargained Premises in Manner as aforesaid: And that ~~He the said~~ *Increase Thayer and his*

Heirs and Assigns, shall and may from Time to Time, and at all Times forever hereafter, by Force and Virtue of these Presents, lawfully, peaceably and quietly Have, Hold, Use, Occupy, Possess and Enjoy the said demised and bargained Premises, with the Appurtenances, free and clear, and freely and clearly acquitted, exonerated, and discharged of, from all and all Manner of former or other Gifts, Grants, Bargains, Sales, Leases, Mortgages, Wills, Entails, Jointures, Dowries, Judgments, Executions, or Incumbrances, of what Name or Nature soever, that might in any Measure or Degree obstruct or make void this present Deed.

Furthermore, we the said *Samuel Philip & Bruth his wife* for our selves our Heirs, Executors, and Administrators, do Covenant and Engage the above demised Premises to ~~him~~ the said *Increase Thayer and to his* Heirs and Assigns, against the lawful Claims or Demands of any Person or Persons whatsoever, forever hereafter to Warrant, Secure and Defend by these Presents. *In witness whereof We have hereunto set our hands and seals this fourth day of September Done thousand seven hundred and eighty three and in the eighth year of the American Independence*

Signed Sealed & Delivered
in the presence of us
Nath. Torrey
David Hinton

Samuel Philip (L.S)
Bruth Philip (L.S)

Worcester June 17 1784 *SA* personally appeared the within named Samuel Philip and acknowledged the within written Instrument to be his ~~fact~~ act and Deed

Coram Jos. Dorr Just. Pacis
Pr. May 11 1785 *Examined* *Samuel Philip*