

in presence of } Gustavus B. Williams } John Brayson (seal)  
Commonwealth of Massachusetts, Worcester ss.  
September 13<sup>th</sup> 1898. Then personally appeared the above named Mary  
E. Brayson and John Brayson and acknowledged the foregoing  
instrument to be their free act and deed.

Before me Gustavus B. Williams Justice of the Peace.  
Rec<sup>d</sup> Sept. 13<sup>th</sup> 1898 at 8<sup>h</sup> 30<sup>m</sup> AM. Ent<sup>d</sup> & Ex<sup>d</sup> By Lizzie A. Barker Asst. Reg<sup>r</sup>

Casserly Mary  
to  
Thomas F. Casserly

See Certificate  
of Poss'n.  
B:2210P. 307

Know all men by these presents that I, Mary Casserly  
of Spencer in the County of Worcester and Commonwealth of  
Massachusetts, in consideration of One thousand dollars paid  
by Thomas F. Casserly of said Spencer, the receipt whereof is  
hereby acknowledged, do hereby give, grant, bargain, sell  
and convey unto the said Thomas F. Casserly, a certain  
tract or parcel of land with buildings thereon situated on  
the Westerly side of Grove street in said Spencer, bounded  
and described as follows, viz: Westerly on said Grove street  
thirteen (13) rods; Southerly by land now or formerly of Thomas  
Morrissey ten (10) rods; Westerly by land now or formerly of  
J. W. Prouty thirteen (13) rods; Northerly by land now or for-  
merly of Michael Coffee Ten (10) rods. Containing one hundred  
and thirty (130) rods more or less and being the same  
premises conveyed to Mary Prouty by said Mary Casserly  
by mortgage deed dated December 31<sup>st</sup> 1881. The above premi-  
ses are conveyed subject to a mortgage to said Mary Prouty  
for One thousand dollars.

To have and to hold  
the granted premises, with all the privileges and appurten-  
ances thereto belonging, to the said Thomas F. Casserly and  
his heirs and assigns, to their own use and behoof  
forever. And I hereby for myself and my heirs, executors  
and administrators, 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, except as aforesaid, that I  
have good right to sell and convey the same 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 except  
as aforesaid. Provided nevertheless that if I, or