

and appurtenances thereto belonging to the said James Grady and his heirs and assigns to his and their use and behoof forever. And I the said Riley Mitchell for myself and my heirs executors and administrators do covenant with the said James Grady and his heirs and assigns that I am lawfully seized in fee of the aforegranted premises that they are free from all incumbrances except two mortgages one to Benjamin Davenport for one hundred and fifty dollars and one to Joseph G. Davenport Guardian for three hundred thirty five and $\frac{1}{100}$ dollars that I have good right to sell and convey the same to the said James Grady as aforesaid and that I will and my heirs executors and administrators shall warrant and defend the same to the said James Grady and his heirs and assigns forever against the lawful claims and demands of all persons.

Provided nevertheless that if the said Riley Mitchell his heirs executors or administrators shall pay unto the said James Grady or order his heirs executors administrators or assigns the sum of five hundred dollars in one year from the date hereof with the interest semi annually from date then this deed as also a certain note bearing even date with these presents whereby the said Riley Mitchell promise to pay to the said James Grady or order the said sum and interest at the times aforesaid shall be absolutely void to all intents and purposes otherwise shall remain in full force and virtue. And provided also that until default of or in the performance of the preceding proviso or of some part thereof the mortgager his heirs and assigns shall have a right to retain possession of the premises so long as they shall suffer or commit no strip or waste therein.

In witness whereof we the said Riley Mitchell and Abigail, wife of the said Riley Mitchell for the consideration aforesaid do hereby release and quit claim unto the said James Grady his heirs and assigns all right or possibility of dower in said premises have hereunto set our hands and seals this twenty second day of March in the year of our Lords one thousand eight hundred and fifty two.

Executed and delivered

Riley Mitchell. seal

Abigail Mitchell. seal

in presence of } Commonwealth of Massachusetts Worcester
J. F. Alderman. } sp. April 14th 1852. Then personally appeared.