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their use and behoof forever. And I do for myself my heirs executors and administrators covenant with the said Porter Piper his heirs and assigns that I am lawfully seized in fee of the afore granted premises, that they are free of all incumbrances, that I have good right to sell and convey the same to the said Piper and that I will and my heirs shall warrant and defend the same premises to the said Piper his heirs and assigns forever against the lawful claims and demands of all persons -

In witness whereof I the said Gvilon E. Wilder have hereunto set my hand and seal this tenth day of May in the year of our Lord one thousand eight hundred and fifty six -

Gvilon E. Wilder *seal*
Signed sealed and delivered } Worcester J. May 10th 1856 -
in presence of } Then the above named Gvilon
Charles H. Merriam } E. Wilder acknowledged the above
Instrument to be his free act and
deed - Before me - Charles H. Merriam Just. of Peace,
Rec^d May 22^d 1856 at 10^o 20^m - S. M. East & Co. By M. W. Wilder Reg.

Hastings Wm. S.
to
Chas. Fowler.
This sign't refers
to a mortgage
recorded in B.
453. P. 406 -

Know all men by these presents, that I Anna W. Hastings Guardian to William S. Hastings the holder of the within deed of Mortgage as Guardian, for and in consideration of the sum of four hundred and twelve dollars to me paid by Charles Fowler of North-bridge, the receipt whereof is hereby acknowledged do by these presents grant bargain sell assign and set over unto the said Charles Fowler his heirs executors administrators and assigns the within deed of mortgage and all my right title and interest to the estate herein mentioned and described, together with the original debt for which said mortgage was given and all evidence thereof and all the rights and appurtenances to the same belonging - To have and to hold all and singular the premises hereby granted and assigned or mentioned or intended so to be unto the said Charles Fowler his heirs and assigns forever subject nevertheless to the right and equity of redemption of the within named Poley Mitstell his heirs and assigns in the same -

Anna W. Hastings *seal*
Signed sealed and delivered } Guardian to William S. Hastings
this 22^d day of April 1856 in presence of Jno. Geo. Metcalf -