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in the year of our Lord one thousand eight hundred and fifty seven-
 Signed sealed and delivered } Minors ^{his} Mowry ^{seal}
 in presence of } Olijah ^{mark} Mowry ^{seal}
 Francis Deane to W. M. } Worcester, ss. March 21, 1857
 King. A. Aldrich } Then personally appeared the above na-
 med Minors Mowry and acknowledged the above instrument to be his
 free act and deed -

Before me - Francis Deane - Justice of the Peace -
 Rec^d April 13th 1858 at 10^h A. M. Cont^d Ex^d By M. H. Wilder, Reg^r

Merriam Rufus K. Know all men by these presents that I Rufus K. Merriam of Sutton in the
 to County of Worcester and Commonwealth of Massachusetts in consider-
 Nathaniel Dodge ation of eight hundred and seventy five dollars paid by Nathaniel Dodge
 See a possession of Sutton aforesaid the receipt whereof I do hereby acknowledge do hereby give
 B. 678 P. 271 grant sell and convey unto the said Nathaniel Dodge his heirs and as-
 signs all that real estate described in a deed from Amos Stockwell
 to Amos Merriam dated the twenty second day of November A. D. 1828
 and which is recorded in the Registry of Deeds for said County of Wor-
 cester Book 264 Page 289, always excluding thirty acres be the same
 more or less heretofore conveyed to Solomon Levery and Daniel
 Bugbe and also about two acres be the same more or less heretofore
 conveyed to Hannah Stockwell To have and to
 hold the aforegranted premises to the said Nathaniel Dodge his
 heirs and assigns to his and their use and behoof forever And I do
 for myself, my heirs executors and administrators, covenant with the said
 Nathaniel Dodge his heirs and assigns that I am lawfully seized in
 fee of the aforegranted premises, that they are free of all incumbrances, excepting
 a mortgage to the Worcester County Institution for Savings to secure
 the payment of the sum of eight hundred dollars and interest thereon
 that I have good right to sell and convey the same to the said
 Nathaniel Dodge and that I will and my heirs shall warrant
 and defend the same premises to the said Nathaniel Dodge his
 heirs and assigns forever against the lawful claims and demands
 of all persons Provided nevertheless, that if the said
 Rufus K. Merriam his heirs executors or administrators pay to the said
 Nathaniel Dodge his heirs executors administrators or assigns the sum
 of eight hundred and seventy five dollars and interest on demand
 then this deed as also a certain note bearing date with these presents
 given by the said Rufus K. Merriam to the said Nathaniel Dodge
 to pay the same sum and interest at the time aforesaid, shall both
 be void otherwise shall remain in full force - And provided also that