

Rec<sup>d</sup>. Sept. 17<sup>th</sup> 1886 at 8<sup>h</sup> A.M. Ent<sup>d</sup> & Exp<sup>d</sup>. By Murray B. Wilder Not<sup>y</sup>

Keefe Thomas O.  
to  
John E. Day

Know all men by these presents that I, Thomas O. Keefe of Worcester, in our County of Worcester and Commonwealth of Massachusetts, in consideration of Five Hundred and Twenty-five Dollars paid by John E. Day of the same Worcester, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said John E. Day, that certain tract of land, with all the buildings thereon, situated in the same Worcester, on Washington street bounded and described as follows, to wit: Beginning at the North-east corner thereof; thence Southerly by the Westerly line of said Washington street fifty feet (50) to land of David Goggin; thence Westerly by land of said Goggin, one hundred feet to a corner; thence Northerly by land of Mrs. Sweeney & Peter Callahan (50) fifty feet to a corner; thence Easterly (100) one hundred feet to the place of Beginning. See deed recorded Book 999 Page 31-2.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said John E. Day 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 excepting mortgage to the amount of \$3400, thirty four hundred dollars and taxes for this year, 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 my heirs, executors, administrators or assigns, shall pay unto the grantee, or his executors, administrators or assigns, the sum of Five Hundred Twenty-five Dollars (\$525) on demand from this date, with interest semi-annually as stated in my note of even date herewith, and until such payment shall pay all taxes and assessments, to whomsoever laid or assessed, whether on the granted premises, or on any interest therein, or on the debt secured hereby; shall keep the buildings thereon insured against fire in a sum not