

hereby give, grant, bargain, sell and convey unto the
 said Nancy F. Locke her heirs and assigns forever, a
 certain tract of land, with the buildings thereon, situ-
 ated in the Easterly part of said Mendon, on the road
 from South Weilford store to Bellingham, bounded
 and described as follows; Beginning at the North west-
 erly corner of the premises on said road, thence by
 said road S. 23° W. 10 rods, thence S. 29° W. 17 rods; thence
 S. 48° W. 8 rods to land formerly of Nathan Hayward;
 thence by said Hayward land S. 1° W. 29 rods; thence
 N. 86° W. 19 rods, 23 links to said road. thence by said
 road S. 22° E. 18 rods, 24 links; thence S. 83° 35' E. 29 rods
 thence N. 6° 25' W. 51 rods, 14 links; thence S. 55° 5' E. 52 rods
 27 links thence N. 10° E. 33 rods, 11 links; thence N. 42° E. 11
 rods, 5 links; thence N. 11° E. 8 rods, 17 links; thence N. 50° W.
 29 rods, 20 links; thence N. 2° E. 11 rods to land formerly
 of one Howe; thence by said Howes land N. 73° W. 52 rods
 8 links to the place of beginning, be all of said meas-
 urements more or less and containing thirty three acres
 more or less excepting therefrom so much of the above
 described premises as have been conveyed to the Town
 of Mendon for school purposes. To have and
 to hold the granted premises, with all the privileges
 and appurtenances thereto belonging to the said Nancy
 F. Locke and her 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 her heirs and assigns, that I am
 lawfully seized in fee simple of the granted premises
 that they are free from all incumbrances except as afore-
 said and a mortgage of One Thousand dollars and six
 months interest thereon, that I have good right to
 sell and convey the same as aforesaid; and that I will
 and my heirs, executors and administrators shall war-
 rant and defend the same to the grantee and her heirs
 and assigns forever against the lawful claims and
 demands of all persons except as aforesaid. And for the
 consideration aforesaid I, Marie C. Higgins wife of Go-
 llett R. Higgins hereby release unto the grantee and
 her heirs and assigns all right of or to both donor