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In case of a foreclosure sale the holder hereof shall be entitled to retain two per centum (2%) of the purchase money in addition to the costs, charges and expenses allowed under the Statutory Power of Sale. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale.

~~mortgagor release to the mortgagee all right of~~ ~~husband~~ ~~-----~~ ~~wife of said~~  
~~other interests in the mortgaged premises.~~ ~~curtesy~~ ~~-----~~ ~~dower and homestead and~~

Witness our hands and seals this 16th day of May, 1973.

Signed and sealed in presence of

*Gerard L. Asselin*  
*Irene M. Asselin*

Commonwealth of Massachusetts

Worcester ss. May 16, 1973

Then personally appeared the above named GERARD L. ASSELIN and  
IRENE M. ASSELIN

and acknowledged the foregoing instrument to be their free act and deed,  
before me

*George J. Robinson*  
George J. Robinson Notary Public

My commission expires August 2, 1979

■ END OF INSTRUMENT ■

Recorded MAY 16 1973 at 2 h. 47 m. P.M.

We, Douglas A. Brown and Judith A. Brown, husband and wife, both  
of Mendon, Worcester County, Massachusetts,  
~~being unmarried, for consideration paid, grant to~~  
for - TWENTY-SIX THOUSAND NINE HUNDRED (\$26,900.00) - Dollars paid,  
grant to Norman S. Ricard and Janice Ricard, husband and wife, as  
tenants by the entirety, both of 121 Hartford Avenue, West, in said  
Mendon,

with quitclaim covenants

The land in Mendon, Worcester County, Massachusetts, with  
the buildings thereon, situated on the northerly side of Hartford  
Avenue West, bounded and described as follows:

Beginning at a bound on the northerly side of said Road at  
the corner of land now or formerly of one Kleyenstuber,

THENCE northerly along said Kleyenstuber land and land now  
or formerly of one Civetti, 204.1 feet;

THENCE easterly along said Civetti land, 54.8 feet;

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THENCE southerly by land now or formerly of one Dunlap,  
77 feet;

THENCE easterly continuing along said Dunlap land, a right  
of way, and other land of said Dunlap, 111.3 feet;

THENCE continuing southerly along land now or formerly of  
one Davis, 110 feet to the northerly side of said  
Hartford Avenue West; and

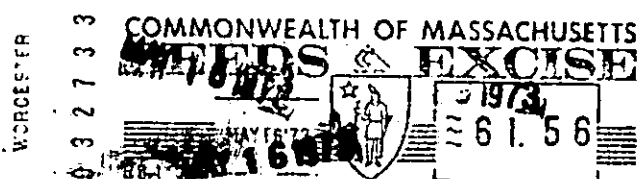
THENCE westerly along said Hartford Avenue West, 145.4 feet  
to the point of beginning.

These premises are conveyed subject to a right of way for the  
benefit of land now or formerly of one Barnes and an easement to  
the New England Telephone and Telegraph and also Worcester County  
Electric Company, all of which are described in a Deed of Richard C.  
Rau et ux. to Jean P. Viens et ux., dated June 30, 1956, recorded  
with Worcester District Deeds, Book 3784, Page 437 to which Deed  
reference may be had and said premises are also shown on Plan of  
Land filed with said District Deeds, Plan Book 140, Plan 57.

Meaning and intending to convey and hereby conveying the  
same and all the same premises as were conveyed to us by Deed of  
Lillian R. Viens dated December 18, 1967, recorded with Worcester  
District Deeds, Book 4816, Page 528.

Said premises are conveyed subject to the municipal real  
estate taxes assessed or to be assessed for the period commencing  
January 1, 1973, which taxes the grantees assume and agree to pay.

Witness our hands and seals this thirteenth day of April 1973



*Douglas A. Brown*  
*Judith A. Brown*

Commonwealth of Massachusetts

WORCESTER, ss.

April 13, 1973

Then personally appeared the above-named Douglas A. Brown and Judith A.  
Brown

and acknowledged the foregoing instrument to be their free act and deed, before me,

*J. Lawrence Doyle*  
J. LAURENCE DOYLE, Notary Public

My commission expires February 23, 1974

■ END OF INSTRUMENT ■