

I, MARJORIE R. DANA

of Franklin Norfolk County, Massachusetts
~~hereinafter~~ for consideration paid, grant to IAN L. SAMMERS and ALMA J. SAMMERS, husband and wife and to the survivor of them as tenants by the entirety, both formerly of the State of Virginia, now of Mendon, Worcester County, Massachusetts with quitclaim covenants

the land in Mendon and Uxbridge, Worcester County, Massachusetts with the buildings thereon, bounded and described as follows:

(Description and encumbrances, if any)

A certain parcel of land, with the dwelling house, barn and other buildings thereon, situated partly in Mendon and partly in Uxbridge, in said Commonwealth, on the southerly side of the "Old Boston and Hartford Turnpike", containing nine acres and 80 rods, more or less and is bounded as follows:

Beginning at the forks of the roads by the dwelling house on the granted premises;
Thence S. 82 1/4° W., on said Turnpike" 28 rods and 3 links to land now or formerly of Walter N. Thompson;
Thence S. 4° E., 14 rods and 17 links;
Thence E. 11° links;
Thence S. 2° W., 14 rods and 14 links;
Thence N. 85° W., 25 rods and 13 links to a town way leading from said Thompson's house past the dwelling house formerly of Jeremiah Wheelock; the last four lines being on a stone wall and on said Thompson's land;
Thence S. 3 1/2° E. by said town way, 14 rods to land of heirs of said Wheelock;
Thence S. 72 1/2° E., 26 rods;
Thence S. 20° E., 14 rods to land of Frank H. Wood, now or formerly; the last two lines being on land of said Wheelock's heirs;
Thence easterly by a wall 12 rods and 19 links;
Thence N. 1 1/4° E., 48 rods and 12 links;
Thence easterly on wall to a town way formerly known as the "New Road", the last three lines being on said Frank H. Woods land;
Thence northerly by and with said "new Road" about 10 rods to the place of beginning.

Excepting therefrom that portion thereof conveyed to Carl Eastman as shown on a plan dated March 29, 1965, drawn by John Robert Andrews, Reg. Land Surveyor, duly recorded with Worcester District Registry of Deeds said deed being recorded in Book 4554, Page 63.

Being the same premises conveyed to me by Robert D. Robinson et ux by deed dated June 14, 1965 and recorded with Worcester Deeds Book 4570, Page 206.

Witness my hand and seal this Tenth day of July 19 67

Marjorie R. Dana

Commonwealth of Massachusetts

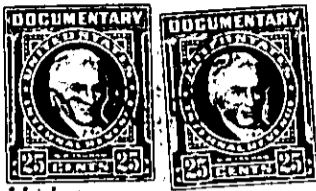
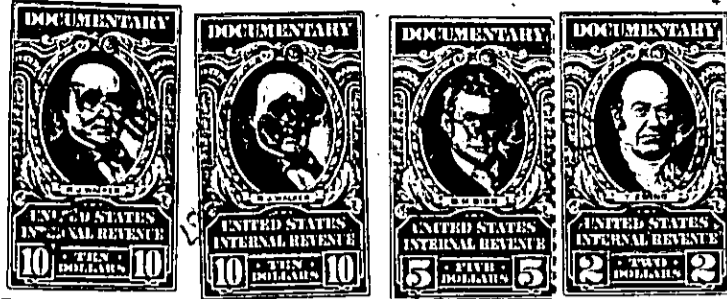
Norfolk ss. July 10, 19 67

Then personally appeared the above named Marjorie R. Dana

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

William R. Feeley Notary Public

My commission expires April 6, 19 68



Recorded July 11, 1967 at 9h. A. M.

■ END OF INSTRUMENT ■

We, IAN L. SAMMERS and ALMA J. SAMMERS, husband and wife, both

of Mendon, Worcester County, Massachusetts, ~~being~~ for consideration paid, grant to BENJAMIN FRANKLIN SAVINGS BANK, situated in Franklin, Norfolk County, Massachusetts, with MORTGAGE COVENANTS, to secure the payment of.....

*****TWENTY THOUSAND (\$20,000)***** Dollars

in twenty (20) years in monthly payments of One Hundred Forty Six and 19/100 (\$146.19) Dollars to be applied first to interest at the rate of Six and one quarter (6 1/4) per cent per annum and the balance to principal as provided in one note of even date,

but if any default in the performance of the conditions of this MORTGAGE shall continue for thirty days, then at the option of the holder hereof the entire amount then remaining unpaid shall immediately become due and payable, all of said payments to be made at said Savings Bank as provided in one note of even date. the land in Mendon and Uxbridge, Worcester County, Massachusetts with the buildings thereon, bounded and described as follows:

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Thence easterly on wall to a town way formerly known as the "New Road", the last three lines being on said Frank H. Woods land;

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See Discharge B.5361 P.108