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subject however to a mortgage to Benjamin Davenport —
 To have and to hold the aforegranted premises to the said Levi
 Rawson + Silas Rawson their heirs and assigns to their use + behoof
 forever. And I do for myself, my heirs, executors and administrators
 covenant with the said Levi Rawson and Silas Rawson their
 heirs and assigns, that I am lawfully seized in fee of the afore-
 granted premises that they are free of all incumbrances, except said
 mortgage that I have good right to sell and convey the same to the
 said Levi + Silas + that I will warrant and defend the same premises
 to the said Levi Rawson + Silas Rawson excepting said mortgage
 their heirs and assigns forever against the lawful claims and
 demands of all persons, said mortgage only excepted —
 Provided nevertheless that if the said Ezra Leland and his heirs, exec-
 -utor or administrator pay to the said Levi Rawson + Silas Rawson
 their heirs, executors, administrators or assigns, the sum of fourteen
 hundred dollars on demand with interest then this deed as also
 a certain note bearing date with these presents given by the
 said Ezra Leland to the said Levi Rawson + Silas Rawson to
 pay the same sum at the time aforesaid shall both be void
 otherwise shall remain in full force, and it is agreed that
 the mortgagor or his assigns shall remain in possession until
 condition broken. In witness whereof I the said Ezra Leland
 and I Hannah Leland his wife in testimony of relinquishing
 my right of dower in said premises have hereunto set our hands
 and seals this first day of April in the year of our Lord one thou-
 sand eight hundred and forty five. —

Signed, sealed and delivered) Ezra Leland (seal)
 in presence of) Hannah Leland (seal)
 Augustus Knightz } Worcester, April 22, 1845. Then the
 above named Ezra Leland acknowledged
 the above instrument to be his free act and deed
 before me Warren Rawson Just. of Peace
 Rec April 22, 1845 at 10:55 A.M. Ent'd + Exp'd by Art. Ward Reg.

Hastings Washington I know all men by these presents that Washington Hastings of
 to Worcester in the County of Worcester yeoman in consideration of
 Abner Smith one thousand dollars paid by Abner Smith of Boylston in said
 Assigned in County yeoman the receipt whereof I do hereby acknowledge do
 13. 426. P. 103. give grant sell and convey unto the said Smith all that parcel
 of land situate in said Worcester with the buildings thereon which
 is described in the deed of George Cobb to said W. Hastings + one
 John Young said deed bearing date May 31. 1842, + recorded