

## Commonwealth of Massachusetts

Worcester ss. March 3, 1915. Then personally appeared the above named John H. Cunningham and acknowledged the foregoing instrument to be his free act and deed, before me

Clifford A. Cook Justice of the Peace  
Rec'd March 6, 1915, at 8h. 30m. A. M. Ent'd & Ex'd.

\* \* \* \* \*

O'Connor

to

Perry

W H E R E A S Catherine O'Connor (sometimes known as Caroline M. O'Connor), of Worcester in the County of Worcester and Commonwealth of Massachusetts, did by mortgage deed, dated June 27, 1911 and recorded in Worcester District Registry of Deeds, Book 1966 Page 523 convey the real estate hereinafter described, to Arthur C. Perry, and whereas in and by said mortgage deed the grantee therein named, his executors, administrators, or assigns, were authorized and empowered upon any default in the performance or observance of the condition of said mortgage to sell the said premises, with all improvements that might be thereon, at public auction in said City of Worcester, first publishing a notice, as therein required, and to convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and whereas there has been such default, and notice has been published, and a sale has been made, as will more particularly appear in and by the affidavit hereto subjoined.

N O W T H E R E F O R E K N O W A L L M E N, that I, the said Arthur C. Perry by virtue and in execution of the power contained in said mortgage deed as aforesaid, and of every other power, me hereto enabling, and in consideration of the sum of Twenty-five Dollars subject to building restrictions, and all liens, unpaid taxes and City assessments if any exist, to me paid by Arthur C. Perry, of said Worcester, the receipt whereof is hereby acknowledged do hereby G R A N T, B A R G A I N, S E L L and C O N V E Y unto the said Arthur C. Perry, his heirs and assigns forever, all and singular, the premises conveyed by the aforesaid mortgage deed, namely: A certain tract or parcel of land situated on the westerly side of Pine View Avenue in said City of WORCESTER, and bounded and described as follows, to wit: Beginning at the northeast corner of the tract to be conveyed at a point six hundred ninety-four and eighty hundredths (694.80) feet, more or less, from the southerly line of Hamburg Street; thence westerly by lot No. 115 on a plan of lots hereinafter referred to, one hundred (100) feet; thence southerly eighty (80) feet; then easterly by lot No. 112 on said plan, one hundred (100) feet to Pine View Avenue; thence northerly by Pine View Avenue, eighty (80) feet to the place of beginning. Being lots No. 113 and No. 114 on a plan of lots known as "Pine View" and recorded in Plan Book 8, Page 15 of the Worcester District Registry of Deeds.

T O H A V E and T O H O L D the same to the said Arthur C. Perry and his heirs and assigns, to their own use and behoof forever.

I N W I T N E S S W H E R E O F, I the said Arthur C. Perry hereunto set my hand and seal this fourth day of March in the year one thousand nine hundred and fifteen (1915)

Signed and sealed in presence of

Della Kavanagh

Arthur C Perry (seal)

Commonwealth of Massachusetts.

Worcester, ss. March 4th 1915 Then personally appeared the above-named Arthur C. Perry and acknowledged the foregoing instrument to be his free act and deed; before me,

Patrick E Kneeland Justice of the Peace.  
Rec'd March 6, 1915, at 8h. 59m. A. M. Ent'd & Ex'd.

\* \* \* \* \*

Perry

Affidavit

A F F I D A V I T. I, Arthur C. Perry the mortgagee named in the foregoing deed, on oath depose and say, that default has been made in the payment of the interest mentioned in the condition of the mortgage deed above referred to, the said interest when it became payable, not having been at that time, or at any other time, paid or tendered to any person authorized to receive the same; and that, pursuant to the provisions of said mortgage and to the requirements of the Statutes of the Commonwealth of Massachusetts, I published once a week for three successive weeks, to wit: on the tenth, eighteenth, and twenty-fifth days of February, A. D. 1915., in the Worcester Evening Gazette a newspaper published in Worcester aforesaid, a notice of which the following is a true copy:

Mortgagee's Sale of Real Estate

By virtue of the power of sale contained in a certain mortgage given by Catherine O'Connor (sometimes known as Caroline M. O'Connor) to Arthur C. Perry, dated June 27, 1911 and recorded with the Worcester District of Registry of Deeds, Book 1966, Page 523, for breach of the conditions