

Burley John  
to  
Amariah A. Taft.

Know all men by these presents that I John Burley of Mendon, County of Worcester and Commonwealth of Massachusetts Laborer in consideration of ninety dollars and fifty cents paid by Amariah A. Taft of said Mendon the receipt whereof is hereby acknowledged, do hereby give grant bargain sell and convey unto the said Amariah A. Taft a certain tract or parcel of land with the buildings standing thereon, situated in the Northerly part of said Mendon on the Southerly side of a cross road leading Westerly from the Providence & Worcester road past the dwelling house of Charles Davenport containing about six acres and bounded as follows, viz: Northerly by said cross road.

Westerly by land of John Meegan, Southerly by land of said Meegan and land formerly of Holland Albee and Easterly by land formerly of Holland Albee, and being the same premises conveyed to said John Burley by said Holland Albee.

I have and to hold the aforegranted premises with the privileges easements and appurtenances thereto belonging to the said grantee and his heirs and assigns to their use forever. And I the said grantor for myself and my heirs executors and administrators do covenant with the said grantee his heirs and assigns that I am lawfully seized in fee of the aforegranted premises that they are free from all incumbrances excepting a mortgage to Amariah A. Taft, that I have good right to sell and convey the same to the said grantee his heirs and assigns as aforesaid and that I will and my heirs executors and administrators shall warrant and defend the same to the said grantee his heirs and assigns forever against the lawful claims of all persons, except those claiming under said mortgage.

Provided nevertheless that if the said grantor his heirs executors or administrators shall pay unto the said grantee his executors administrators or assigns the sum of ninety dollars  $\frac{100}{100}$  payable as follows viz: one half thereof to wit: the sum of forty five  $\frac{25}{100}$  dollars one year after date and the balance forty five  $\frac{25}{100}$  dollars in two years from the day of the date hereof with interest on said sum at the rate of six per centum per annum payable annually and until such payment keep the buildings standing on the land aforesaid insured against fire, in a sum not less than one hundred dollars for the benefit of said mortgagee and payable to him in case of loss at some Insurance Office approved by him or in any default thereof shall on demand pay to said mortgagee all such sums of money as the said mortgagee shall reasonably pay for such insurance with interest and also pay all taxes levied or assessed upon the said premises then this deed as also a certain promissory note bearing even date with these presents signed by the