

Murdough
to
Turnbull

W H E R E A S Nathan Murdaugh of Mendon in the County of Worcester and Commonwealth of Massachusetts, did by mortgage deed, dated April 22, 1901 and recorded in Worcester District Registry of Deeds, Book 1683 Page 335 convey the real estate hereinafter described, to Ruel F. Thayer, which said mortgage has since come to L. Francis Thayer, Executor of the will of said Ruel F. Thayer, hereinafter named 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 Mendon 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 L. Francis Thayer Executor as aforesaid 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 One Thousand Dollars to me paid by Robert F. Turnbull of said Mendon, 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 Robert F. Turnbull his heirs and assigns forever, all and singular, the premises conveyed by the aforesaid mortgage deed, namely: "A certain tract or parcel of land with the buildings thereon situated in the said Town of MENDON, in the easterly part thereof, on the road leading from Joseph Bates' to Bellingham, containing twelve acres, more or less, it being on the easterly side of said road, adjoining lands now or formerly of Heirs of John Howe, and the same premises as are conveyed to Abbie A. Murdaugh, by deed of William McViety, sometimes called William McViedy, dated May 6, 1899, and recorded with Worcester District Deeds Libro 1712*Page 245. This conveyance is made subject to Jothan Howard's right of way referred to in said deed." T O H A V E and T O H O L D the same to the said Robert F. Turnbull 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 L. Francis Thayer hereunto set my hand and seal this fourth day of November in the year one thousand nine hundred and ten.

Signed and sealed in presence of
John E. Swift. L Francis Thayer (seal)
Exr of will of Ruel F Thayer

Commonwealth of Massachusetts.
Worcester ss. November 5, 1910. Then personally appeared the above-named L. Francis Thayer and acknowledged the foregoing instrument to be his free act and deed; before me,

John E. Swift Justice of the Peace.
Rec'd Nov. 7, 1910, at 8h. 30m. A. M. Ent'd & Ex'd

* * * * *

Thayer Est.
Affidavit

A F F I D A V I T. I, L. Francis Thayer, Executor under will of Ruel F. Thayer the mortgagee named in the foregoing deed, on oath depose and say that default has been made in the payment of the principal sum with interest mentioned in the condition of the mortgage deed above referred to, the said sum or sums 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, published once a week for three successive weeks, to wit: On the thirteenth, seventeenth and twenty-fourth days of October, 1910, in the Milford Daily News a newspaper published in Worcester County aforesaid, a notice of which the following is a true copy:

Mortgagee's Sale of Real Estate
By virtue of a power of sale contained in a certain mortgage deed given by Nathan Murdaugh to Ruel F. Thayer, dated April 22, 1901, and recorded in the Registry of Deeds for the County of Worcester, Book 1683, Page 335, for breach of the condition contained in said mortgage and for the purpose of foreclosing the same, will be sold at public auction, on the premises, on Friday, the fourth day of November, 1910, at ten o'clock in the forenoon, all and singular the premises conveyed by said mortgage deed, namely: A certain tract or parcel of land, together with the buildings thereon, situated in the said Town of MENDON, and being described and set forth in a certain quitclaim to me given by Ida A. Whitmanly, et. al., dated April 7, 1900, and recorded with Worcester District Deeds, Book 1644, Page 414, as follows, to wit: "A certain tract or parcel of land, with buildings thereon, situated in the easterly part of said Mendon, on the road leading from Joseph Bates' to Bellingham, containing twelve acres, more or less, it being on the easterly side of said road, adjoining lands now or formerly of Heirs of John Howe, and the same premises as are conveyed to Abbie A. Murdaugh, by deed of William McViety, sometimes called William McViedy, dated May 6, 1899, and recorded with