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Worcester Co. &c. Know all men by these presents, that I, Charles
 to
 Charles T. Worcester, of Mendon, State of Massachusetts, and I, E. L.
 Geo. W. Worthington Worcester, wife of the said Charles T., in my own right,
 in consideration of Ten Hundred & fifty dollars paid by
 George W. Worthington of Birmingham, State aforesaid, the re-
 ceipt whereof is hereby acknowledged, do hereby give,
 grant, bargain, sell, and convey unto the said
 George W. Worthington, his heirs and assigns, a certain
 tract or parcel of land with all the buildings standing
 thereon, situated in said Mendon, on the western side
 of the road leading from the South Milford Post Office
 (as called) to Wornocokett Falls by the house of the late
 Simon P. Bicknell, containing twelve acres, more or less,
 bounded as follows (viz.) Northwily by land of John
 Hayward, Easterly by said road, Southwily by land
 formerly of Benjamin Pates & Westerly by land of
 the aforesaid Benj. Pates & land formerly of Johnson
 Parkman. It being the same & all the same premises
 described in a deed from Abraham Hixon to William
 H. & Mary Sherin dated March 31st A. D. 1868 & recorded
 with Worcester County Deeds, Book 762, Page 466. This
 conveyance is made subject to a mortgage to Samuel
 Chaskill on which there is now due \$650. & accrued
 interest, which the grantee is to assume & pay, & save
 the grantor her heirs, executors, administrators & assigns
 forever harmless from the payment of said mortgage
 claim, or any part thereof. To have and to hold
 the granted premises, with all the privileges and
 appurtenances thereto belonging, to the said George
 W. Worthington and his heirs and assigns, to their own
 use and behoof forever. And I hereby for myself
 and my heirs, executors and administrators, covenant
 with the grantee and his heirs and assigns that
 I am lawfully seized in fee simple of the granted
 premises, that they are free from all incumbrances,
 except as aforesaid, that I have good right to
 sell and convey the same as aforesaid, and that
 I will and my heirs, executors, and administrators
 shall warrant and defend the same to the grantee
 and his heirs and assigns forever against the lawful