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See Book 5444
Page 244

See Book 5485
Page 268

See Certificate
of Poss'n
B 5485 P. 269

See Record
affidavit of
Sale

B 5485 Pgs
270 + 271

DOC #

9050

Recorded MAR 9 1973 at 3 31 P. M.

I, JOHN ^{E.}Mc CARTHY of Framingham, Middlesex County, Massachusetts, being ~~married~~ ^{unmarried}, for consideration paid, grant to EARL F. ROGERS of Bellingham, Norfolk County, Massachusetts, with MORTGAGE COVENANTS, to secure the payment of FIFTY FIVE THOUSAND AND 00/100 DOLLARS with interest as provided in a note of even date, and also to secure the performance of all agreements and covenants contained herein and in the note secured hereby:-

A certain parcel of land, with the buildings thereon and all the privileges and appurtenances thereto belonging; situated in Mendon, Worcester County, Massachusetts, on the westerly side of Massachusetts Highway known as Route 140 and being shown on a plan entitled, "Plan of Land located on Route #140, Mendon, Mass. owned by Lea Kazanarakis - revised March 27, 1954, Alfred B. Capone, C.E." said plan being filed with Worcester District Deeds, Plan Book 196, Plan 51 and bounded and described as follows, to wit:-

Beginning at an iron pin at the westerly corner of the premises and at the northerly line of the 1922 State Highway location of Bates Street as shown on plan filed with Worcester District Deeds, Plan Book 39, Plan 30; thence

NORTH 69° 30' East along a ditch or a canal, so-called, 400 feet to an iron pipe; thence

NORTH 45° 15' East along a wire fence, 40 feet to a stone wall; thence

SOUTH 39° 45' East along said stone wall, 70 feet to a point on the westerly line of the 1931 layout of Route #140; thence following a radius of 1199.90 feet along said westerly side of Route #140, 300 ft. to a point; thence following a 50 ft. radius along said 1931 layout 115.19 feet to a point on said Bates Street; thence

NORTH 82° 30' West along said Bates Street, 115 feet to an iron pipe; thence following a radius of 900 feet along said Bates Street, 431 feet to the point of beginning.

Meaning and intending to hereby convey any and all the same premises conveyed to me by deed of said Earl F. Rogers dated March 8, 1973 to be recorded in Worcester District Registry of Deeds herewith.

Including as part of the realty all heating apparatus, oil burners, plumbing, gas and electric fixtures, screens, mantels, shades, screen doors and windows, awnings and all other fixtures of whatever kind and nature at present or hereafter installed in or on the granted premises in any manner which renders such articles usable in connection therewith, so far as the same are, or can by agreement of parties be made, a part of the realty.

The Mortgagor covenants and agrees that he shall keep buildings now or hereafter standing on mortgaged premises insured against fire and (when required by the Mortgagee) also against other casualties and contingencies in sums satisfactory to and for the benefit of the Mortgagee.

The Mortgagor hereby covenants and agrees to pay the Mortgagee each month, commencing one month from date hereof, a sum equal to one-twelfth of the annual taxes assessed on the granted premises for the last preceding taxable year, which payments are to be applied towards the payment of the taxes assessed on said premises when said taxes become due and payable, and

any balance due on said taxes after the application of such payments shall be paid by the Mortgagor and any surplus shall be applied by the Mortgagee on account of the debt hereby secured.

This mortgage is upon the Statutory Condition, for any breach of which the Mortgagee shall have the Statutory Power of Sale.

WITNESS my hand and seal this 8th day of March, 1973.

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John E. McCarthy

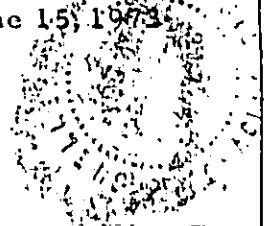
COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

March 8, 1973

Then personally appeared the above named John McCarthy and acknowledged the foregoing instrument to be his free act and deed, before me.

Shelley D. Vincent
Shelley D. Vincent, Notary Public
My commission expires: June 15, 1973



■ END OF INSTRUMENT ■

Recorded MAR 9 1973 at 4 h. 16 P.

Know all men by these presents, that the Consumers Savings Bank, a corporation duly established by law, doing business in Worcester, in the County of Worcester, and Commonwealth of Massachusetts, holder of a mortgage from:

VINCENT P. DILEO & JANET E. DILEO

to it dated MAY 16, 1968, and recorded in the Worcester District Registry of Deeds, Book 4850, Page 55, acknowledges satisfaction of the same.

In witness whereof, the said Consumers Savings Bank, by

ROGER A. STARBARD, ASSISTANT TREASURER

duly authorized for that purpose, has hereunto set its

corporate name and seal, this SEVENTH day of MARCH

in the year of our Lord one thousand nine hundred and SEVENTY-THREE

See certificate of change of name from Worcester Five Cents Savings Bank to Consumers Savings Bank dated and recorded June 1, 1971

Roger A. Starbard
Consumers Savings Bank
ASSISTANT TREASURER

Commonwealth of Massachusetts
Worcester, ss.

MARCH 7, 1973

Then personally

appeared the above named ROGER A. STARBARD, ASSISTANT TREASURER

and acknowledged the above instrument to be the free Act and Deed of the Consumers Savings Bank, before me—

Dorothy V. Johnson
Dorothy V. Johnson
NOTARY PUBLIC COMM. EXPIRES MARCH 15, 1979

■ END OF INSTRUMENT ■

DOC # 9051