

is bounded: Southerly three hundred and forty-seven (347) feet by a line parallel to and twenty-five (25) feet distant, measured northerly, from the center line of the street railway tract of the Milford & Uxbridge Street Railway Company as the same is now or was located and constructed in or adjoining said road; westerly by land now or formerly of M. J. Reynolds, one hundred and thirty-two and three tenths (132.3) feet; northerly by land now or formerly of one Rogers, one hundred and sixty-eight and five tenths (168.5) feet, and land formerly of John B. Warner, and more recently of one Martin, two hundred (200) feet; and easterly by land of Daniel H. Barnes, ninety-two (92) feet. The premises are conveyed subject to, and with the benefit of, the joint right of way created by deed of John B. Warner to John T. Manson, dated December 15, 1913, and recorded with said Deeds, Book 2044, Page 145, and deed from said Manson to Warner of even date therewith and duly recorded; and there is granted and conveyed herewith a convenient right of way to the granted premises for all purposes, from said road from Milford to Uxbridge northerly across the street railway tracks adjoining land of the Milford & Uxbridge Street Railway Company at the westerly limit of the granted premises.

Also the land in said Mendon that is situated northerly of the highway leading from Mendon to Uxbridge, near Lake Nipmuc Park, and further described as follows: Beginning at the southwesterly corner of the granted premises at land now or formerly of the Milford & Uxbridge Street Railway Company; thence running N. 33 degrees 30 minutes W. about two hundred (200) feet with land of Nipmuc Park Amusement Corp. and land now or formerly of one Martin, to the old road so-called, at land now or formerly of Sarah Henry; thence easterly with said old road, sixty-eight (68) feet; thence southerly with land now or formerly of one Trask, two hundred (200) feet to said land now or formerly of the Milford & Uxbridge Street Railway Company; thence westerly with said land now or formerly of the Milford & Uxbridge Street Railway Company, fifty (50) feet to the point of beginning. The premises have a cottage thereon and comprise lot numbered three on a plan of house lots designated as owned by John T. Manson, and being recorded with Worcester District Deeds, Plan Book 12, Plan 44, and dated September, 1906, made by Henry W. Gaskill, C. E. The premises comprise all that was conveyed to Daniel H. Barnes by deed of John T. Manson, dated March 27, 1906, and recorded with Worcester District Deeds, Book 1843, Page 566, and the northwesterly portion of that which was conveyed to Daniel H. Barnes by deed of said Manson dated November 3, 1906 and recorded with said Deeds, Book 1846, Page 79. There is conveyed herewith all the rights of the grantor to pass and repass over said old road to the conveyed premises.

The premises hereby conveyed are subject to two highway locations to the Commonwealth of Massachusetts, recorded in said Deeds, Book 2247, Page 1; and Book 2274, Page 366.

Whether included in the above descriptions or not, the grantor means, intends and does hereby convey all the real estate now owned by it in said Town of Mendon, Massachusetts.

This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale.

I N W I T N E S S W H E R E O F the said Nipmuc Park Amusement Corp. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Nathaniel Hochberg and Bradford Angier its President and Treasurer this twentieth day of April in the year one thousand nine hundred and forty-eight.

Signed and sealed
in presence of
Lawrence Weiss

Nipmuc Park Amusement
Corp. (corporate seal)
by Nathaniel Hochberg Pres.
Bradford Angier Treas.

The Commonwealth of Massachusetts
- ss. April 20, 1948 Then personally appeared the above named Bradford Angier, Treasurer and acknowledged the foregoing instrument to be the free act and deed of the Nipmuc Park Amusement Corp. before me

Laurence P. O'Connell Notary Public
My commission expires Oct. 22, 1954
Boston, Massachusetts
April 20, 1948

I, Lawrence Weiss, as I am the duly elected, qualified, and acting Clerk of Nipmuc Park Amusement Corp. hereby certify that at a Special Meeting of the Stockholders duly called, warned and held on April 20, 1948 at which a quorum was present, the following vote was unanimously passed: "V O T E D: That Nathaniel Hochberg and Bradford Angier, President and Treasurer of this Corporation, be and they hereby are authorized and directed in the name of the Corporation, in its behalf and under its corporate seal, to execute, acknowledge, and deliver a mortgage to Joseph Mathieu covering the real estate of the Corporation in the Town of Mendon, Massachusetts, together with the buildings thereon, to secure the payment of thirty-five thousand dollars (\$35000.00) promissory note, all in such form