

Before me, Francis C. Bates, Justice of the Peace
 Recd. Sept. 22 1853 at 12^h 55^m P.M. Ent. & Exp. By M^r. H. Wilder, Reg^r.

Wright Ephraim Know all men by these presents that we Ephraim & William W.
 4c. to Wright both of Gardner in the County of Worcester and Com-
 monwealth of Massachusetts Chair (Manufacturers, in
 consideration of Six hundred Dollars paid by George B. Heager
 of said Gardner Chair (maker, the receipt whereof we do hereby
 See Discharge acknowledge do give grant sell and convey unto the said George
 B. Heager his heirs and assigns a certain Lot of land with
 B. 1852 P. 6 all the buildings thereon situated in the West Village in said
 Gardner and bounded as follows, to wit, Beginning at the South-
 easterly corner at a Stake and stones on the Easterly side
 of the Pond Brook and Easterly side of the road that leads
 from said Village to the Depot of the (Vt. & Mass. Rail Road
 Co. thence N. $19\frac{3}{4}^{\circ}$ E. 8 rods and 2 links, thence N. $8\frac{1}{4}^{\circ}$ W.
 9 rods and 2 links, thence N. $53\frac{3}{4}^{\circ}$ W. 1 rod and eight links
 thence S. 69° W. 9 rods and 5 links to the road, thence S. $25\frac{1}{4}^{\circ}$
 E. 10 rods, thence S. $37\frac{3}{4}^{\circ}$ E. 8 rods and 11 links to the place
 of beginning, it being the same premises we recently pur-
 chased of Abner White - Also all the machinery that is now
 in the shop standing on said premises - To have and
 to hold the aforegranted premises & Machinery to the said
 George B. Heager his heirs and assigns to his and their use
 and behoof forever - And we do for ourselves our heirs
 executors and administrators Covenant with the said George
 B. Heager his heirs and assigns that we are lawfully seized
 in fee of the aforegranted premises that they are free of all
 incumbrances except a mortgage of one hundred Dollars
 & interest to Amasa Whitney that we have good right to sell
 and convey the same to the said George B. Heager and that
 we will warrant and defend the same premises & Mach-
 inery to the said George B. Heager his heirs and assigns forever
 against the lawful claims and demands of all persons,

Provided nevertheless that if the said Ephraim & William
 W. Wright their heirs executors or administrators pay to the said
 George B. Heager his heirs executors administrators or assigns
 the sum of six hundred dollars in payments of two hundred
 Dollars and interest annually then this deed as also a certain
 note bearing even date with these presents given by the said
 Ephraim & William W. Wright to the said George B. Heager to
 pay the same sum & interest at the times aforesaid shall