

Provided nevertheless that if the said William W. Nelson his heirs executors or administrators pay to the said John Erskine his heirs executors administrators or assigns the sum of eighty dollars in six months from the date hereof with interest the interest to be paid semi annually then this deed as also a certain note bearing date with these presents given by the said William W. Nelson to the said John Erskine to pay the same sum of \$80. with interest at the times aforesaid shall both be void otherwise shall remain in full force.

In witness whereof the said William W. Nelson have hereunto set my hand and seal this tenth day of April in the year of our Lord one thousand eight hundred and fifty two.

Signed sealed and delivered William W. Nelson
 in presence of } Worcester p. April 10, 1852. Then the above
 John S. Scammell } named William W. Nelson, acknow-
 ledged the above instrument to be his
 free act and deed. Before me, John S. Scammell, Just. of Peace
 Rec: April 16th 1852 at 1:20 P.M. Court held by Alex. H. Wilder, C. J.

Gardner J.
 to
 Abella

Gardner Fred.
 to
 Thos. Gardner

Know all men by these presents that I Frederick Gardner of Langdon in the County of Cheshire and State of New Hampshire formerly of Mendon in the County of Worcester and Commonwealth of Massachusetts have made constituted and appointed and by these presents do make constitute and appoint Thomas Gardner of Mendon aforesaid my true and lawful attorney for me and in my name place and stead to enter into and take possession of all the real estate belonging to me situate in said Town of Mendon consisting of about twelve acres be the same more or less and to bargain sell grant convey and confirm all my right title & interest in and to the same for such price or sum of money or on such terms as he may think best and for me and in my name to make execute acknowledge and deliver unto the purchaser or purchasers thereof good and sufficient conveyances of the same and to demand receive and collect all sums of money which shall become due and payable to me by reason of such sale or sales giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully