

ved half of the farm on which I now live which farm  
 is situated in the Southerly part of said Mendon & being  
 the same that was conveyed to me by Seth Chapin by  
 deed dated July 5<sup>th</sup> 1822 & recorded in the Worcester  
 County Registry of Deeds Book Book 247 Page 427 & by  
 Albert Gardner by deed dated December 9<sup>th</sup> 1850 & record-  
 ed in said Registry of Deeds Book 464 Page 495 & by  
 Hanson P. Penniman executor of the last will & testa-  
 ment of Andrew Penniman late of Mendon deceased  
 dated March 16<sup>th</sup> A. D. 1837 & recorded in said Registry of <sup>Deeds</sup>  
 Book 328 Page 143 to all of which deeds reference is to  
 be had for a more particular description of the  
 premises meant to be conveyed hereby, but this con-  
 veyance is made & received on condition that the  
 said Philo does & shall support and take care of the  
 said Moses during his natural life and that said  
 farm shall remain undivided till after the death  
 of the said Moses & if said Philo shall fail to support  
 & take care of the said Moses then this deed shall be  
 null & void & the property revert back to said Moses  
 again — To have and to hold the afore-granted premises  
 to the said Philo W. Brown his heirs and assigns to him &  
 their use and behoof forever. And I do for myself my  
 heirs executors and administrators covenant with the  
 said Philo W. Brown his heirs and assigns that I am  
 lawfully seized in fee of the afore granted premises  
 that they are free of all incumbrances except as aforesaid  
 that I have good right to sell and convey the same to  
 the said Philo and that I will and my heirs shall war-  
 rant and defend the same premises to the said Philo  
 W. Brown his heirs and assigns forever against the  
 lawful claims and demands of all persons provided  
 he complies with the aforesaid conditions — In wit-  
 ness whereof I the said Moses T. Chapin have here-  
 unto set my hand and seal this eighteenth day of  
 January in the year of our Lord one thousand  
 eight hundred and fifty four —

Signed sealed and delivered. Moses T. Chapin. *(Seal)*  
 in presence of } Worcester Co. January 18<sup>th</sup> 1854.  
 P. P. Todd. }  
 Parnum Bartlett. } Chapin acknowledged the above  
 instrument to be his free act and deed. Before me —