

more or less with farm buildings thereon, and situated in the southerly part of said Mendon on both sides of the Dam Swamp Road, so called and bounded in part as follows, southerly by land of Dennis D Farrier and one Bunningham, Westerly by land of Albert Boent, northerly by land of Louis E. Wood and one Taft and Easterly by land supposed to be of one Daniels or however otherwise the same may be bounded and being the same and all the premises conveyed to me by deed of Edwin G. Wilcox by deed dated March 28, 1892 and recorded with Worcester District Deeds, Book 1376, Page 280, and the premises are hereby conveyed subject to a certain mortgage of same date as said deed on which there is now due the sum of Five Hundred Dollars and payable to said Edwin G. Wilcox, which said mortgage this grantee hereby assumes and agrees to pay and hold the grantor harmless therefrom as part of the consideration thereof. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Roman Terio and his heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators, covenant with the grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances except aforesaid mortgage that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid. And for the consideration aforesaid I, Ellen Best wife of the said James R. Best hereby release unto the grantee and his heirs and assigns all right of or to both dower and homestead