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otherwise shall remain in full force and virtue.
 And provided, Also, That the Mortgage, his heirs, and assigns, may remain in possession of said premises till ^{they doing no waste} condition broken.
 In witness whereof I the said Jonathon Groat have hereunto set my hand and seal this sixteenth day of May in the year of our Lord One thousand eight hundred and fifty three -
 Signed, Sealed, and delivered } Jonathon Groat ^{in presence}
 in presence of us }
 J. L. Waters } Commonwealth of Massachusetts
 Worcester Co. Worcester May 17th 1853.
 Then personally appeared the within named Jonathon Groat and acknowledged the within instrument to be his act and deed. Before me J. Maynard Jr. Justice of the Peace.
 Done May 18th 1853 at 7th 50th N. Main St. East Sq. Mel. H. Wilder Reg.

Maryward Mary M.
 to
 Mary Seshure

Know all men by these presents, That I Mary M. Hayward of Mendon in the County of Worcester and Commonwealth of Massachusetts Widow in consideration of one hundred and five dollars paid by Mary Seshure of Mendon in said County and Commonwealth, unmarried woman -
 the receipt whereof I do hereby acknowledge, do give grant sell and convey unto the said Mary Seshure her heirs and assigns, the following described piece ^{or parcel} of land situated in said Mendon and bounded as follows to wit, Beginning at a corner of the premises on the easterly side of a town road at the Northwesterly corner of Gilbert S. Baskill's house lot thence running Northeasterly bounding southeasterly by land of said Baskill as the wall now stands about 15 rods and 10 links to land of Joseph R. Wheelock, thence running Northwesterly bounding Northeasterly by land of said Wheelock as the wall now stands, 12 rods and ^{links} 16 to stake and stones at a corner by land of the Grantor, thence running southwestly bounding Northwesterly by land of the Grantor 13 rods and 21 links to the easterly side of the said road at stake and stones thence running Southeastly bounding Southwestly on said road 18 ⁷/₁₆ feet to the point of beginning, containing about one acre more or less, and as a further consideration of this deed, it is agreed that the grantee is to build and ^{from} maintain a good and sufficient fence against the land of the Grantor.
 To have and to hold the afore-granted premises to the said Mary Seshure her heirs and assigns to her and their use and behoof forever, and I do for myself, my heirs, executors, and administrators covenant with the

