

N. 69 degrees 15' E. thirty-six (36) rods to a stake and stones, bounding on land now or formerly of A M. Gaskill; thence S. 75 degrees 45' E. eleven and two tenths (11.2) rods to stake and stones; thence N. 42 degrees E. five and thirty-six one hundredths (5.36) rods to stake and stones; thence N. 85 degrees 30' E. seventy and seven tenths (70.7) rods to a pyramidal rock in a ledge of rocks, the last three lines bounding on land now or formerly of Almira Fletcher; thence N. 29 degrees 15' W. twenty-five (25) rods to a heap of stones; thence N. 1 degree W. thirty-four and two tenths (34.2) rods to a corner of walls; these two lines bound on land now or formerly of said George Fox Allen; thence with a wall N. 20 degrees 30' W. four (4) rods; thence around a spring N. 46 degrees E. three (3) rods; thence N. 49 degrees 30' W. one and two tenths (1.2) rods; thence S. 77 degrees 30' W. two and two tenths (2.2) rods; thence N. 20 degrees 30' W. sixty and six tenths (60.6) rods to a corner of walls; the last five lines are on a wall and bound on land now or formerly of said George Fox Allen; thence with a wall S. 79 degrees 30' W. one hundred eighty-one and four tenths (181.4) rods to the road leading from Mendon to Blackstone, bounding on land now or formerly of Ozias Bouchard, Patrick Cook and Philip S. Coffin; thence southerly on said road fourteen and four tenths (14.4) rods to a stake and stones by the wall; thence N. 80 degrees 15' E. thirty-five and seventy-two one hundredths (35.72) rods to a stake in the wall; thence S. 1 degree 30' E. fourteen and four tenths (14.4) rods to an angle in the wall; thence S. 10 degrees 30' E. thirty-four (34) rods to a corner of walls; thence S. 82 degrees 30' E. fifty-seven and six tenths (57.6) rods to the Inman Hill Road; the last four lines bound on land now or formerly of Moses Jodoin, formerly lend of Carlton A. Staples; thence westerly on the Inman Hill Road, fifty-six (56) rods to a stake and stones on the west side of said road; thence S. 65 degrees 45' W. ten and five tenths (10.5) rods to stake and stones on a ledge; thence N. 86 degrees 15' W. twenty-three and six tenths (23.6) rods to a stake in the wall at the road leading from Mendon to Blackstone and where the old "dam swamp road" leaves the present highway; the last two lines bound on land now or formerly of said Moses Jodoin, formerly lend of said Carlton A. Staples; thence southerly on the old "dam swamp road" twenty-five and six tenths (25.6) rods to the point of beginning, with the privileges and appurtenances thereunto belonging. Meaning and intending hereby to describe the same premises that were conveyed to the said party of the first part by deed of his father, Benoni Collin, dated April 1st, 1912, this being a one-half interest therein.

2. The said party of the second part, in consideration of the covenants herein contained on behalf of the said party of the first part, agrees to purchase of the said party of the first part one half interest in and to the above described land, and to pay for the same to the said party of the first part or his legal representatives the sum of one thousand (1000) dollars in manner following, that is to say:- Ten (10) years from the date of these presents, as follows, to pay one hundred (100) dollars, within ten days after expiration of said ten years, and the balance within three months thereafter.

3. That said party of the first part further covenants and agrees with the said party of the second part that upon the faithful performance by the said party of the second part of the covenants and agreements by him to be performed, and upon the payment of the one thousand (1000) dollars above mentioned, at the times and in the manner above mentioned, to the said party of the first part, that thereupon the said party of the first part will well and faithfully execute and deliver to the said party of the second part, his heirs and assigns, a good and sufficient deed or deeds, and thereby convey a good and unincumbered title in fee simple to one-half interest in the above described premises with their appurtenances.

4. And it is hereby further expressly understood and declared that time is and shall be deemed and taken as of the essence of this contract, and that unless the same shall, in all respects, be complied with by the said party of the second part at the respective times and in the manner above limited and declared, that the said party of the second part shall lose and be debarred from all rights, remedies, or actions, either in law or equity, upon or under this contract.

5. The said party of the first part hereby further covenants and agrees to record and cause these presents to be recorded in the Worcester County Registry of Deeds, immediately after the execution thereof.

6. This contract is hereby declared to be binding on the respective representatives of the parties hereto, and on all person or persons claiming under any of them.

I N W I T N E S S W H E R E O F, the parties hereto have interchangeably set their hands and seals and to a duplicate thereof, this fifth day of April, A. D. 1912, at Woonsocket, Rhode Island.

Signed, sealed and delivered

in presence of

Eugène L. Jalbert

Lucien Collin.

(seal)

Firmin Collin

(seal)

Rec'd April 15, 1912, at 8h. 30m. A. M. Ent'd & Ex'd.

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