

hereby for ourselves and our heirs, executors, and administrators, covenant with the grantee and his heirs and assigns, that we are lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons, the grantors hereby covenanting and warranting each as to their undivided portions only, and not as to the undivided portions of the others.

And for the consideration aforesaid I, Martha W. Leshuer, wife of David H. Leshuer, do hereby release unto the said grantee and his heirs and assigns all right of or to both D O W E R and H O M E S T E A D in the granted premises and all other rights and interests therein, and we, Lyman E. Wheeler, husband of the said Susan I. Wheeler, and Charles T. Bush, husband of the said Aileen L. Bush, do hereby release unto the said grantee and his heirs and assigns all right of or to an estate by the C U R T E S Y in the granted premises, and all other rights and interests therein.

I N W I T N E S S W H E R E O F we, the said David H. Leshuer, Martha W. Leshuer, Susan I. Wheeler, Lyman E. Wheeler, Aileen L. Bush and Charles T. Bush, hereunto set our hands and seals this fifteenth day of April, in the year one thousand nine hundred and twelve.

Signed and sealed in presence of

Wendell Williams

David H. Leshuer (seal)
 Martha W. Leshuer (seal)
 Susan I. Wheeler (seal)
 Lyman E. Wheeler (seal)
 (Aileen L. Bush. (seal)
 (Charles T. Bush (seal)

Austin M Pinkham

Commonwealth of Massachusetts

Worcester, ss April 15, 1912. Then personally appeared the above named Susan I. Wheeler and acknowledged the foregoing instrument to be her free act and deed, before me

Wendell Williams Justice of the Peace

Rec'd April 29, 1912, at 8h. 30m. A. M.

Ent'd & Ex'd

* * * * *

KNOW ALL MEN BY THESE PRESENTS that I, Archibald Miller, of Hopedale, in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Thousand Dollars paid by Lyman E. Wheeler of Mendon, in said County, the receipt whereof is hereby acknowledged, do hereby G I V E, G R A N T, B A R G A I N, S E L L and C O N V E Y unto the said Lyman E. Wheeler a certain tract of land with a dwelling house thereon, situated in said MENDON, on the easterly side of Emerson Street, being bounded northerly by a wall at land of Frank Taft, about 13 rods and 21 links; easterly by a wall at land of Julius A. George, about 12 rods and 16 links; southerly by a wall at land of George L. Taft about 15 rods; westerly by said street about 187.11 feet. Being the same and all the premises this day conveyed to me by deed of David H. Leshuer et ali., to be recorded herewith with Worcester District Deeds.

Miller

to

Wheeler

See Discharge

B.2526 P.510

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said Lyman E. Wheeler 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; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons. P R O V I D E D N E V E R T H E L E S S that if I, or my heirs, executors, administrators, or assigns, shall pay unto the grantee, or his executors, administrators, or assigns, the sum of One Thousand Dollars on demand from this date, with interest semi-annually at the rate of five per centum per annum, and until such payment shall pay all taxes and assessments, to whomsoever laid or assessed, whether on the granted premises or on any interest therein, or on the debt secured hereby; shall keep the buildings on said premises insured against fire, in a sum not less than eight hundred dollars for the benefit of the grantee and his executors, administrators, and assigns, in such form and at such insurance offices as they shall approve, and, at least two days before the expiration of any policy on said premises, shall deliver to him or them, a new and sufficient policy to take the place of the one so expiring; and shall not commit or suffer any strip or waste of the granted premises, or any breach of any covenant herein contained; then this deed, as also a note of even date herewith, signed by me whereby I promise to pay to the grantee or order