

Then personally appeared the above named Alvin J. Staples and acknowledged the above instrument to be his free act and deed. Before me

Jno. Geo. Mitealy, Justice of the Peace,
Recd. Apr. 17th 1855 at 10th 1/2nd St. ^{at} ^{the} ^{City} ^{of} ^{Mass.} By Alvin J. Staples

John A. Rice of Brookfield County of Worcester and State of Massachusetts in consideration of three hundred and fifty dollars paid by John F. Hyde of Sturbridge in said County the receipt whereof I do hereby acknowledge do give grant sell and convey unto the said John F. Hyde his heirs and assigns a certain tract of land situated in said Brookfield and near the dwelling house of Alfred Rice and known as the Rice mowing. It being the same I this day bought of the said John F. Hyde and more particularly described in his deed to me, said lot or tract containing twelve acres be the same more or less. To have and to hold the afore-granted premises, to the said John F. Hyde his heirs and assigns to his and their use and behoof forever. And I do for myself my heirs executors and administrators covenant with the said John F. Hyde his heirs and assigns that I am lawfully seized in fee of the afore-granted premises that they are free of all incumbrances, that I have good right to sell and convey the same to the said John F. Hyde and that I will warrant and defend the same premises to the said John F. Hyde his heirs and assigns forever against the lawful claim and demands of all persons. Provided nevertheless, that if the said John A. Rice his heirs executors or administrators pay to the said John F. Hyde his heirs executors administrators or assigns the sum of three hundred and fifty dollars on demand with interest annually, then this deed as also a certain note bearing even date with these presents given by the said John A. Rice to the said John F. Hyde to pay the same sum \$350 aforesaid shall be void otherwise shall remain in full force and virtue. And provided also that the mortgagor his heirs and assigns may remain in possession of said premises till condition broken they doing no waste. In witness whereof I the said John A. Rice have hereunto set my hand and seal this fourteenth day of November in the year of our Lord one thousand eight hundred and fifty four. Signed sealed and delivered John A. Rice (seal)
in presence of Dwight Hyde