

the afore granted premises to the said Melcome B. Cook, 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 Melcome B. Cook, 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 Melcome B. Cook and that I will warrant and defend the same to the said Melcome B. Cook, his heirs and assigns forever, against the lawful claims and demands of all persons.

Provided nevertheless, that if the said Charles Fletcher, his heirs, executors or administrators pay to the said Melcome B. Cook, his heirs, executors, administrators or assigns the sum of five hundred dollars, to be paid one hundred dollars each and every year together with the interest annually. Then this deed, as also a certain note, bearing date with these presents, given by the said Charles Fletcher to the said Melcome B. Cook or order to pay the same sum and interest at the times aforesaid, shall be void, otherwise shall remain in full force. And provided also that the mortgagor, his heirs and assigns may remain in possession of said premises till condition broken.

In witness whereof, I, the said Charles Fletcher have hereunto set my hand and seal this twenty third day of August in the year of our Lord one thousand eight hundred and fifty eight.

Signed, sealed and delivered, Charles Fletcher
in presence of us
Amariah Taft

Commonwealth of
Massachusetts Worcester.
ter, ss. August 25th 1858. Then personally appeared the within named Charles Fletcher and acknowledged the within instrument to be his free act and deed.

Before me - Amariah Taft - Justice of the Peace.