about 90 feet northerly from the junction of said streets, bounded as follows: Northwesterly by a stone wall by land of Victoria M. Richard about 55 feet; northeasterly by Mill Street about 80 feet; southeasterly by a stone wall by land of Joseph G. Robidoux et al. and southwesterly by Denny Place about 90 feet.

Being the same premises conveyed to me by deed from Wilfred Robidoux dated September 13, 1941 and recorded herewith, being the northerly portion of lot 32 on plan of Rochdale Woolen Mills Properties, dated 1911, by Thompson & Bowers, Civil Engineers, filed with Worcester District Deeds,

Plan Book 19, Plan 105.

Consideration for this conveyance less than \$100.00. I, Marjorie S. Montague wife of said grantor, release to said granall rights of $\,$ D O W E R $\,$ and $\,$ H O M E S T E A D $\,$ and other tees all rights of interests therein.

WITNESS our hands and seals this thirteenth day of September 1941. Robert P. Montague (seal)

Marjorie S. Montague (seal) The Commonwealth of Massachusetts

Worcester, ss. September 13, 1941 Then personally appeared the above named Robert P. Montague and acknowledged the foregoing instrument to be his free act and deed,

Edithe C. Perkins Notary Public My commission expires Sept. 28, 1945 Rec'd Sept. 19, 1941 at 3h. 40m. P. M. Entid & Exid

I, Bernardino Quattrocchio of Mendon, Worcester County, Massachusetts, being married, for consideration paid, grant to Joseph Rosenfeld of Milford, Massachusetts with WARRANTY covenants the land in MENDON, bounded and described as follows, to wit: "First: A parcel on the westerly side of the road from Milford to Woonsocket, hereinafter called the Woonsocket Road, containing three fourths (3/4) of an acre, more or less, with a dwelling house thereon, being the first parcel set off to Samuel W. Wilcox by a partition of the Estate of Samuel G. Wilcox made by order of Superior Court said partition being dated November 30, 1883, and duly confirmed and recorded with the Worcester District Deeds, Book 1275, Page 640, said parcel being bounded as follows: Northerly and westerly by land now or formerly of Heirs of Olney Cook; easterly by said 1-50¢ Stamp Road; and southerly by land of Lewis B. Gaskill."

Second: A parcel containing twenty-seven (27) acres, more or less, on the easterly side of said Woonsocket Road, with a barn thereon, and bounded northerly by land formerly of Mary T. Gould, now of one Whiting; easterly by the westerly bank of Mill River and bank of Muddy Brook, southerly by the road leading from Mendon to Bellingham, hereinafter called the

Bellingham Road; and westerly by said Woonsocket Road.

Excluding from this conveyance all land over which said streams or either of them flow, as well as land easterly therefrom and all right to use their waters for mill or manufacturing purposes. And reserving any portion of dam across Mill River that may be on granted premises, the right to enter on said granted premises to repair or rebuild the same, and the right to use and repair or rebuild any trench or canal now on the granted premises made for taking water from Mill River or Muddy Brook for any purpose whatever.

Excluding from the land enclosed by boundaries above given five (5) acres set off by said partition to Hamilton C. Wilcox and therein described "We then set off to Hamilton C. Wilcox five (5) acres and sixty-two (62) square rods of land with the buildings thereon where he now resides in said Mendon, bounded and described as follows, viz: Beginning on the northerly side of said Bellingham Road and on the easterly side of said trench or canal; thence N. 74 degrees and forty-five minutes W. ten (10) rods and three (3) links; thence N. 83 degrees and thirty-three minutes W. twenty-three rods twenty-two (22) links to a stake at land set off to S. W. Wilcox, the two lines bounding by said road; thence N. 31 degrees E. thirty-nine (39) rods sixteen (16) links to a stone wall; thence S. 45 degrees thrity-four (34) minutes E. twenty-seven (27) rods five (5) links to a point on the east bank of said trench; thence S. 17 degrees twenty-five (25) minutes W. on said trench twenty-one (21) rods six (6) links to the place of beginning. The said H. C. Wilcox, his heirs and assigns, are to have the right to take water from the land herein set off to S. W. Wilcox where his ram is now in use, and to enter upon said premises to repair the ram and pipes."

The parcel hereby conveyed is a part of the second parcel set off to Samuel W. Wilcox by said partition and includes in addition a parcel described in deed of Samuel G. Wilcox to Samuel W. Wilcox, dated April 29, 1873, recorded with the Worcester District Registry of Deeds, Book 900, Page 97.

Together with the right to take by a pipe water from the well on land

Quattrocchio

to

Rosenfeld

1-\$2.00 Stamp 1-\$1.00 Stamp 1-25¢ Stamp 1-10¢ Stamp Cancelled

formerly of Gilbert Cook.

Being a part of the same premises convyed by Arrie I. Thayer to Bernardino Quattrocchio by deed dated April 29, 1935, and recorded with

Worcester District Deeds, Book 2639, Page 401.

"Third: A parcel comprising about 16 acres of wood and sprout land. situated on the southerly side of said Bellingham Road, bounded northerly by said Bellingham Road, easterly by land now or formerly of Heirs or Robert Allen and land of another, southerly by land formerly of Ariel Cook and westerly by land now or formerly or recently of Lewis B. Gaskill. It being the third parcel set off by said partition to Samuel W. Wilcox, excepting a parcel conveyed by him to George S. Chipman and Lavina Chipman by deed dated April 29, 1889, and recorded with said Deeds, Book 1412, Page 350. This conveyance is made subject to the right to pass over the premises given by said partition to Hamilton C. Wilcox, his heirs and assigns." The above described parcel being the same premises described in deed of Edward Dolan and Sarah A. Dolan to Harry A. Thayer, dated August 15, 1912, and recorded with Worcester District Deeds, Book 2004, Page 376.

Excluded from this conveyance is that certain tract of land, containing one and three-fourths acres, more or less, situate in the easterly part of said Mendon, and described in deed of Bernardino Quattrocchio to Enrico Quattrocchio, dated July 29, 1936, and recorded with Worcester District Registry of Deeds, Book 2671, Page 370.

- Edrys V. Quattrocchio wife of said grantor, release to said DOWER and HOMESTEAD grantee all rights of and other interests therein.

WITNESS our hands and seals this 19th day of September 1941. Nathan Rosenfeld Bernardino Quattrocchio (seal) Edrys V. Quattrocchio Milford, Mass. (seal)

The Commonwealth of Massachusetts Worcester, ss. Milford, September 19, 1941 Then personally appeared the above named Bernardino Quattrocchio and acknowledged the foregoing instrument to be his free act and deed, before me

Notary Public Nathan Rosenfeld My commission expires Jan. 15, 1941

Rec'd Sept. 19, 1941 at 3h. 26m. P. M. Entid & Exid

Robidoux et ux.

to

Southbridge Co-op. Bank

See Discharge B.3650 P.258

We, Wilfred Robidoux and Beatrice Emma Robidoux, husband and wife, as tenants by the entirety, both of Leicester, Worcester County, Massachusetts for consideration paid, grant to the Southbridge Co-operative Bank, situated in Southbridge, Worcester County, Massachusetts, with covenants, to secure the payment of One Thousand (1000) MORTGAGE Dollars, and interest and fines as provided in a note of even date, the land in said LEICESTER, with the buildings thereon, situated in the Village of Rochdale, between Denny Place and Mill Street, about 90 feet northerly from the junction of said streets, bounded as follows: Northwesterly by a stone wall by land of Victoria M. Richard about 55 feet; northeasterly by Mill Street about 80 feet; southeasterly by a stone wall by land of Joseph G. Robidoux et al. and southwesterly by Denny Place about 90 feet.

Being the same premises conveyed to us by deed from Robert P. Montague, dated September 13, 1941 and to be recorded herewith, being the northerly portion of lot 32 on plan of Rochdale Woolen Mills Properties, dated 1911, by Thompson & Bowers, Civil Engineers, filed with Worcester

District Deeds, Plan Book 19, Plan 105.

Including all furnaces, heaters, ranges, mantels, gas and electric fixtures, screens, screen doors, awnings, and all other fixtures of whatever kind and nature at present contained in said buildings, and hereafter placed therein prior to the full payment and discharge of this mortgage. And the mortgagor, or mortgagors, for himself or themselves, and his or their heirs and assigns, covenants and agrees with the mortgagee, and its assigns, that in case of a sale under the statutory Co-operative Bank power of sale, he or they will execute and deliver to the purchaser an assignment of all policies of insurance on the buildings on the land covered by this mortgage, and the said mortgagee is hereby appointed attorney irrevocable to make such assignment.

We hereby transfer and pledge to the said mortgagee five (5) shares in the ninety-first series of its capital stock as collateral security for the performance of the condition of this mortgage, and the said note upon which shares said sum of One Thousand Dollars has been advanced to us by the mortgagee. The monthly payments under this mortgage are ten (10)

dollars.

In the event of an assignment of this mortgage, interest on the unpaid balance of the principal shall be at the rate of six per cent. per

This mortgage is upon the statutory Co-operative Bank mortgage condition, for any breach of which the mortgagee shall have the statutory Co-