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to collect and receive any rents from any tenant occupying said mortgaged premises, and in case said premises are vacant, to rent or lease the same at such rental as the mortgagee deems reasonable and apply all rents thus collected less reasonable costs of collection to the mortgage indebtedness.

AND IT IS AGREED that, on failure of performance of any of said conditions continued for two months or in the event of bankruptcy or insolvency of the mortgagor(s); or if the within described premises or any part of them is conveyed other than by lease or mortgage, without the consent of the mortgagee; or if the mortgagor(s), their successors, heirs and assigns shall fail to keep the premises in good condition or commit waste thereof, then the mortgagee may declare the entire debt due and payable and the said Nashua Co-operative Bank, or its assigns, may advertise said mortgaged premises, or any part thereof, as provided by law in such cases and may sell the same by public auction at some place in the town where the land is situated in one or more lots, at one sale or several sales, to the highest bidder and is hereby empowered to convey the premises so sold to the purchaser by indefeasible title discharged of all rights of redemption by mortgagor(s), their successors, heirs or any other person claiming under them. And the said Nashua Co-operative Bank shall apply the proceeds of said sale in payment of said mortgage debt and all attorney's fees, costs and expenses incurred by it in the sale and pay over the balance, if any, to the mortgagor(s) or legal representative.

AND IT IS AGREED that the said Co-operative Bank may be a purchaser at any such sale, and that no other purchaser shall be answerable for the application of the purchase money.

IN WITNESS WHEREOF ~~we~~<sup>IX</sup> have hereunto set ~~our~~<sup>IX</sup> hands and seal ~~of~~<sup>IX</sup> this 11<sup>th</sup> day of January A. D. 1963

Signed, sealed and delivered in the presence of:  
Duncan J. Tucker

Alfred D. Haley  
Beverly A. Haley

State of New Hampshire  
Hillsborough, SS.  
On this the 11<sup>th</sup> day of January, 1963 before me, the undersigned officer, Alfred D. Haley and Beverly A. Haley personally appeared

known to me (or satisfactorily proven) to be the person ~~of~~<sup>S</sup> whose name ~~is~~<sup>are</sup> subscribed to the within instrument and acknowledged that ~~they~~<sup>they</sup> voluntarily executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand.

Duncan J. Tucker  
Justice of the Peace

HILLSBOROUGH, SS. Received and recorded 10-45 A.M., January 14, 1963.

Examined by Samuel Corriwean Register.

I, Dorothy W. Frye of Wilton, County of Hillsborough and State of New Hampshire, Trustee under the will of Whitney M. Frye, late of said Wilton, by the power conferred by Paragraph (F) of Clause Sixth of said Will and every other power, for One Dollar and other valuable consideration paid, grant to E. B. Frye & Son, Inc., a corporation organized under the laws of the State of New Hampshire and having its principal place of business in said Wilton, the following real estate with the buildings and improvements thereon:

Tract 1.  
A certain parcel of land with the buildings thereon situate on the southwesterly side of the Old Peterborough Road so-called, and bounded: beginning at a point where the southerly side of said road intersects the thread of a brook at the southerly end of a sluiceway under said road, and at other land formerly of Alice E. Frye; thence running southeasterly and southerly by said road to a stone bound distant about twelve (12) feet southerly from the Bridge and at land now or late of Daniel Cragin; thence westerly by said land now or late of Cragin to the wingwall of the dam; thence southerly by said wall and by said land now or late of Cragin to a stone bound at the end of said wall; thence running westerly as nearly as may be, by other land formerly of said Alice E. Frye to the edge of the pond; thence by the edge of said pond at the level of the overflow-rollway to other land formerly of said Alice E. Frye at a point due south from the point at which the thread of said brook enters said pond; thence northerly in a straight line and crossing said pond to said point; and thence by the thread of said brook to the point of beginning. Together with flowage rights in the residue of said pond over land formerly of said Alice E. Frye at the above-mentioned level. Together with rights of way over said land of Cragin to and about the wall which forms the wing of the dam whenever the use of the same is necessary for the purpose of repairing or rebuilding said wall, being a part of the first parcel of land described in the deed of Daniel Cragin to said Alice E. Frye, dated November 17, 1909 and recorded with Hillsborough County Deeds, Vol. 673, Page 241.

Tract 2.

A certain parcel of land with the buildings thereon situate on the easterly side of said Old Peterborough Road, and bounded and described as follows: Beginning at the northwesterly corner of this second parcel on the easterly side of said Road at a stone bound at land now or late of said Cragin; thence easterly on said land now or late of Cragin about eighty-one (81) feet to a stone bound; thence southerly on said land now or late of Cragin about one hundred (100) feet to a stone at the easterly end of a barway at land now or late of William A. Woodward; thence westerly by said land now or late of Woodward to said Old Peterborough Road; thence northerly by said road about one hundred and eighteen (118) feet to the point of beginning, being the second parcel described in said deed to Alice E. Frye, and subject to the right of way across the northerly end of this second parcel following the courses heretofore used to pass across said tract to land now or late of said Cragin.

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Tract 3.

A certain triangular parcel of land lying on the northerly side of the second parcel herein described and bounded; beginning on said Old Peterborough Road at the centre of a stone bound placed at the northwesterly angle of said second parcel and running easterly thereby about eighty-one (81) feet to the centre of a stone bound placed at the northeasterly angle of said second parcel; thence turning at an acute angle and running northwesterly in a straight line about eighty-three (83) feet to the center of another stone bound placed on the northeasterly line of said road; thence turning and running southerly by the line of said road about thirty-eight (38) feet to the point of beginning. And containing about fourteen hundred and ninety-four (1494) square feet, this parcel being the same premises conveyed by said Daniel Cragin to Alice E. Frye by deed dated March 6, 1913, and recorded as aforesaid Vol. 716, Page 242. Together with the fee and soil of said Old Peterborough Road adjoining the parcels hereinbefore described to the centre line of said road.

The three above described tracts were conveyed to said Whitney M. Frye by Edmund B. Frye by deed dated January 4, 1919, recorded in the Hillsborough County Registry of Deeds Book 765, Page 33.

Tract 4.

A certain tract or parcel of land situated in said Wilton in the part thereof known as Davisville and bounded and described as follows, to wit: Beginning at the end of a wall on the North side of a gap by land formerly of Caroline W. Sweezy; thence Northeasterly and then Northwesterly by said stone wall and said Sweezy land to the end thereof and thence in the same course across wet ground to the South end of a stone wall running Northerly; thence Northerly by last named wall to its intersection with a wall running Westerly; thence Westerly by last named wall to a wall by the side of a field formerly of N. Coughlin; thence Southwesterly by the course of said wall and by land formerly of said Coughlin and continuing in same direction to an iron bound or rod by a highway; thence by said highway Southerly 110 feet, more or less, to land deeded by Daniel Cragin to Alice E. Frye, said deed being recorded in the Hillsborough County Registry of Deeds Vol. 716, Page 242; thence by said Frye land Easterly and Southeasterly to place of beginning, being the same premises conveyed by Joseph H. Blood, Executor of the will of Daniel Cragin by deed dated December 27, 1926, recorded in said Registry of Deeds Book 862, Page 95.

Tract 5.

Also a certain other tract or parcel of land situated in said Wilton and bounded and described as follows: Beginning at the second bridge so-called on the highway leading from Daniel Cragin's dwelling to the premises formerly known as the County Farm; thence following the South side of the brook and South bank of Barker Pond to the West end of said pond; thence Northerly across the stream to a large beech tree on the North side of the stream and the highway; thence East by the highway to the point of beginning, meaning and intending hereby to convey Barker Pond and all the land West of said highway above the second bridge so-called, being the fourth tract described in an

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Indenture between Whitney M. Frye and Mary Alice Frye et als dated May 8, 1928, recorded in said Registry Book 1356, Page 173, together with the right to maintain, repair and renew a single pipe line over the property which is called the Island, all as set forth in Paragraph 2 of said Indenture.

WITNESS my hand and seal this 10th day of ~~December~~ <sup>January</sup>, 1963.

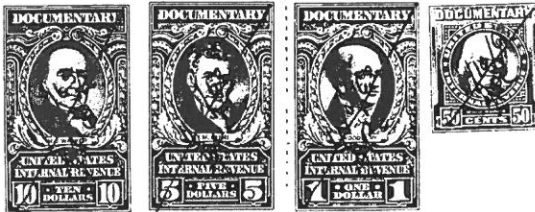
*John F. Packard*

*Dorothy W. Lyle*  
Trustee under the will  
of Whitney M. Frye

STATE OF NEW HAMPSHIRE HILLSBOROUGH SS., ~~December~~ <sup>January</sup> 10, 1963

Before me, the undersigned officer, personally appeared Dorothy W. Lyle, Trustee under the will of Whitney M. Frye, known to me, or satisfactorily proven, to be the person mentioned in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

*John F. Packard*  
Justice of the Peace



HILLSBOROUGH, SS. Received and recorded

12-55 P.M., January 14, 1963.

Examined by *Robert Corriveau* Register.

### KNOW ALL MEN BY THESE PRESENTS THAT

I, Anthony S. Matarazzo of Nashua, in the County of Hillsborough and State of New Hampshire,

In consideration of ----- FOUR THOUSAND FIVE HUNDRED DOLLARS ----- paid by the **NASHUA TRUST COMPANY**, a corporation established by law, having its place of business at Nashua, in the County of Hillsborough, State of New Hampshire, the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold and conveyed, and do for myself and my heirs, by these presents, give, grant, bargain, sell and convey unto said **Nashua Trust Company**, its successors and assigns forever

A certain tract or parcel of land with the buildings thereon situate partly in Milford and partly in Amherst, both in the County of Hillsborough and State of New Hampshire, and bounded and described as follows:

Beginning at the end of a stone wall on the westerly side of North Street, so-called, said point being the northeast corner of the premises hereby conveyed and the southeast corner of land now or formerly of George H. Runnells; thence

- (1) Southeasterly by the westerly line of said North Street six hundred forty-four (644) feet to the end of a stone wall at land now or formerly of Charles Whittier; thence
- (2) North 82 degrees west by land now or formerly of said Whittier and by a stone wall two hundred nineteen (219) feet to the corner of a wall running southerly from the wall bounding this property; thence
- (3) In the same direction north 82 degrees west by stone wall and land of said Whittier thirty-four (34) feet to a corner of a wall running northerly from the wall bounding this property; thence
- (4) In the same direction north 82 degrees west by land of said Whittier one hundred fifty-three and 5/10 (153.5) feet to an iron pipe driven in the ground on the south side of the wall bounding this property; thence
- (5) In the same direction north 82 degrees west by land of said Whittier forty-six and 5/10 (46.5) feet to the corner of a wall running northerly from the

*Vertical text on the left margin: This is the amount... 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000.*