

feet to a stake on the west bank of a ditch or small branch; thence with the west bank of the said branch S. 16.00 W. 65 feet to a stake, joint corner of lot recently sold by Fay G. Groce; thence with the line of this lot N. 89.00 W. 210 feet to an iron pin on the east bank of the said New Pelham Road; thence with the east bank of the said road N. 0.15 E. 63 feet to the beginning corner.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said E.P. Edwards
and his Heirs and Assigns forever. And I do hereby bind myself
and my Heirs, Executors and Administrators to warrant and forever defend all and singular
the said Premises unto the said E.P. Edwards, and his
Heirs and Assigns, from and against myself and
Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to
claim the same or any part thereof.