



HISTORIC  
SALEM INC

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23 Buffum Street

Aaron A. Kehew  
Carpenter  
And his wife  
Anna M. Buffum  
and her sister Lucy E. Buffum  
Built circa 1866

Researched and compiled by  
W.H. Demick  
April 2021

Historic Salem, Inc.  
9 North Street, Salem, MA 01970  
978.745.0799 | [HistoricSalem.org](http://HistoricSalem.org)  
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## Researcher's Notes:

The date of construction for the structure at 23 Buffum Street has been particularly difficult to pin down. The date included here (c.1866) falls within the period that the property was inherited by the children of Edward S. Buffum Sr. (1863) and later sold to Charles W. Hutchins, master mariner (1866.) Hutchins' deed is the earliest mention of a structure on the property. Earlier records indicate that Edward S. Buffum owned an open lot that corresponds to the boundaries of 23 Buffum Street, beside which was his store and dwelling.

However, Salem directories indicate that the property was the dwelling place of Joshua F. Safford (1855) and Mrs. Nancy Conway (1857). The Southern Essex County Registry of Deeds holds no record of either individual owning the property. It is possible that there was a discrepancy in the directories of 1855 – 57. This forces us to rely solely on the conveyances listed in the deeds, and leads to the conclusion that the current structure was built for Edward S. Buffum Sr.'s children after they inherited the property. As there is no indication that the structure was lived in by the Buffum inheritors, it was likely built expressly for sale, with the first inhabitant being Charles W. Hutchins.

Date Recorded	Conveyed By	Conveyed To	Purchase Price	Document Referenced	Notes
15 May 2003	Alan B. Wall and Jennifer A. Wall	Mary Chrstine Garcia and Jonathan Thomson	\$339,000.00	20818:263	See Fig. A for plan referenced in deed.
27 August 1997	Frederick M. Johnson and Lauren MacDougall Johnson	Alan B. Wall and Jennifer A. Wall	\$189,000.00	14286:249	See Fig. A for plan referenced in deed.
16 February 1979	Grace M. Hill and Herbert M. Hill	Frederick M. Johnson and Laruen MacDougall Johnson	\$38,000.00	6566 459	Lot numbered 211/2 Buffum Street, Lot 1. Grantors stay in Lot 2. See Fig. A for plan referenced in deed, dated January 12, 1979. This represents the splitting of the property into 21 1/2 Buffum and 23 Buffum. For grantor's title, reference is made to the 1947 conveyance from Ruth W. Pendergrast to Helen F. Sullivan and Edward J. Curran.
1 June 1977	Naumkeag Trust Company	Grace M. Hill and Herbert M. Hill	"For consideration paid"	6355:066	\$11,000 mortgage
24 October 1957	Helen F. Sullivan	New England Telephone and Telegraph Company	"For consideration paid"	4427:47	Helen is listed as single and the sole grantor.
1 July 1947	Ruth W. Pendergrast	Helen F. Sullivan and Edward J. Curran	"For consideration paid"	3555:417	
30 June 1947	Edward J. Curran	Ruth W. Pendergast	"For consideration paid"	3555:416	Edward J. Curran received property from the will of Mary E. Sullivan, doc # 220575, Probate Court of Essex County. The document in question is behind a payroll.
1 May 1925	Charles V. Broadley	Mary E. (Broadley) Sullivan	"...in consideration of one dollar and other good and valuable consideration to me paid by my Aunt, Mary E. Sullivan..."	264:571	"...one undivided fourth part of the certain lot of land, with the buildings thereon, situated in said Salem."  The final portion of interest is sold to Mary E. Sullivan.
14 May 1923	George H. Broadley	Mary E. (Broadley) Sullivan	"In consideration of one dollar and other good and valuable consideration"	2552:579	"...one undivided fourth part of that certain lot of land with the buildings thereon situated in said Salem."  Mary continues to purchase ownership of the property of her brother, John Broadley, from his inheritors.
18 June 1921	Frank J. Broadley	Mary E. (Broadley) Sullivan	"For consideration paid"	2485:499	This is the earliest appearance of the land being divided, however there are no measurements of the land division. Document mentions the probate of John Broadley, grantor's father.
11 March 1920	Edith M. Broadley	Frank J. Broadley	"For consideration paid"	2441:558	"One undivided fourth part of a certain lot of land situated on Buffum Street in said Salem, with the buildings thereon..."  This again refers to the probate of John Broadley, grantor's father. Likely the property was split between the inheritors of John

					Broadley's estate and this deed represents the compiling of one half of the property under the grantee, Frank J. Broadley. A map of Salem dated 1911 shows two structures on the property, implying John Broadly constructed the rear house now located at 21 1/2 Buffum Street
8 October 1898	Christopher McGrane	John Broadley	"...one dollar and other valuable consideration s..."	1558:419	"...a certain plot of land situate in said Salem with the buildings thereon"
9 July 1897	Frank E. Locke (Administrator of the estate of Ann E. Hutchings)	Christopher McGrane	\$2,557.50	1523:151	"...a certain tract of land situate on Buffum street in said Salem, with the buildings thereon"  Property sold at auction by Frank E. Locke, administrator of the estate of Ann E. Hutchings. Deed conveys "...a certain tract of land situate on Buffum Street in said Salem, with the buildings thereon..."
12 June 1896	William P. Kloffenstein and Annie E. Kloffenstein (formerly Hutchings)	Ann E. Hutchings	\$1.00	1485:138	"...all that parcel of land situated in said Salem"  No direct mention of buildings on land, rather "...all that parcel of land situated in said Salem...". This seems to be another consolidation of deeds to the property after the death of a family patriarch, similar to the Broadley deeds being consolidated and sold by Frank Broadley.
8 February 1896	Charles W. Hutchings Jr., Waldo L. Hutchings, Frank A. Hutchings, William P. Kloffenstein and Annie E. Kloffenstein	Ann E. Hutchings	"...in consideration of one dollar and other valuable considerations paid..."	1473:309	"...a certain parcel of land situated in said Salem"  Ann E. Hutchings is mentioned as "widow of Charles W. Hutchings", and that the land was given to the grantors through the will of Charles W. Hutchings Sr. It is possible that the land was conveyed through this deed to Ann after her husband (Charles's) death by his inheritors (their children) to support their mother (Ann). More research would be needed to confirm this.
24 April 1866	Aaron A. Kehew, Anna M Kehew, and Lucy E. Buffum, singlewoman	Charles W. Hutchins, master mariner	\$600.00	709:195	Deed conveys "...a certain message situate on Buffum Street in said Salem...", implying a dwelling house and possibly outbuildings on the property. This is likely the oldest record of the property with its original shape and size. Anna, her husband Aaron, and Lucy are all described as living in Chelsea, Suffolk County, Massachusetts. The 1872 Salem Directory lists Charles W. Hutchings, master mariner, as the owner of the house at 23 Buffum, while his son, Charles W. Hutchings Jr., carpenter, is boarding there
20 October 1863	Moses F. Rogers, Guardian of George Buffum, Carpenter (described as "an insane person")	Anna Maria Kehew (formerly Buffum), Aaron A. Kehew, Lucy Ellen Buffum, singlewoman	\$623.00	657: 209	"...one undivided fifth part of the following described parcels of real estate, situate in Salem"  The property of 23 Buffum, along with property that makes up 21 Buffum was sold at auction by the guardian of George Buffum to Anna Maria Kehew (formerly Buffum) and Lucy Ellen Buffum. Given that Edward S. Buffum sold his part ownership of the land for the same amount, the auction seems to be a formality to exchange the property to members of the family. Anna, her husband Aaron, and Lucy all of Chelsea, Suffolk County, Massachusetts.
20 October 1863	Edward S. Buffum	Anna Maria Kehew (formerly Buffum), Aaron A. Kehew, Lucy Ellen	\$623.00	657:211	"...one undivided fifth part of the following described parcels of real estate situate in Salem in the County of Essex"

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Fig. A - Hill Plan of Division for 23 Buffum Street 1979



Fig. B - 1911 Salem Atlas, showing the current structures at 23 Buffum.



Fig. C - 1851 Henry McIntyre Survey Map, showing an open lot at 23 Buffum.

2003

2003051500269 Bk:20818 Pg:263  
05/15/2003 10:29:00 DEED Pg 1/2

**QUITCLAIM DEED**

We, **Alan B. Wall and Jennifer A. Wall**, husband and wife, as tenants by the entirety, both of 23 Buffum Street, Salem, MA 01970.

for consideration paid, and in full consideration of three hundred thirty-nine thousand (\$339,000.00) and 00/100 dollars.

grant to **MARY CHRISTINE GARCIA and JONATHAN THOMSON**, Husband and Wife, as tenants by the entirety of 23 Buffum st, Salem, ma

with quitclaim covenants A certain parcel of land with the buildings located thereon, situated on the Southwesterly side of Buffum Street in the City of Salem, Essex County, shown as Lot 1 on a plan of land attached hereto and bounded and described as follows:

Beginning at the Northeasterly corner of land now or formerly belonging to William W. and Louise A. Lambert, as shown on said plan; thence

South, 45° 03", 00' East by the Southwesterly boundary of Buffum Street, a distance of 36.00 feet to a point; thence

South 44° 30" 00' West by other land of the grantors as shown on said plan, a distance of 87.06 feet to a point; thence

North, 45° 03" 00' West by other land of the grantor, a distance of 36.80 feet to a point; thence

North, 45° 01" 28' East by the land now or formerly belonging to said Lambert, a distance of 87.06 feet to the point of beginning.

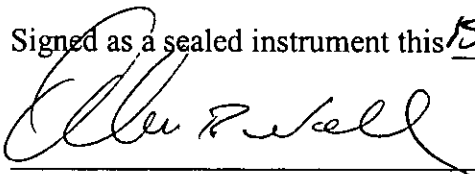
Said parcel contains 3,169 square feet, more or less, according to said plan.

Together with a 5 foot wide parking easement being adjacent to the Northeasterly side of the said Lot 1, as shown on said plan. Said easement to run with the land and to be for the benefit of the grantees, their heirs, successors, and assigns. Said easement to be used solely for the purpose of parking of motor vehicles.

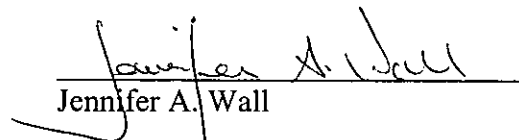
Grantors hereby reserve to themselves, their heirs, successors and assigns, an easement, said easement meant to run with the land, to inspect, maintain, and repair the sewer and water pipes running across Lot 1 to the premises located on Lot 2, as shown on said plan. Said easements shall include the right to enter into that basement of the building located on Lot 1 and to take any and all other necessary steps in order to inspect, repair or maintain said water and sewer pipes.

Being the same premises conveyed to us by deed dated August 27, 1997, of Frederick M. Johnson and Lauren MacDougall Johnson and recorded at the Essex South Registry of Deeds, Book 14286, Page 249.

Signed as a sealed instrument this 15<sup>th</sup> day of May, 2003



Alan B. Wall




Jennifer A. Wall

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

May 15, 2003

Then personally appeared the above named Alan B. Wall and Jennifer A. Wall and acknowledged the foregoing instrument to be their free act and deed before me,

  
Notary Public: HOWARD S. GORDON  
My Commission Expires:

John D. Colucci, Esq.  
Metaxas, Norman & Pidgeon, LLP  
900 Cummings Ctr., Ste. 207T  
Beverly, MA 01915

10-26-2007

Locus: 23 Buffum Street, Salem, MA

2003051500269 Bk:20818 Pg:264  
05/15/2003 10:29:00 DEED Pg 2/2

SALEM  
DEEDS REC'D  
ESSEX SOUTH  
05/15/03 10:31AM 01  
000607#386 E-100  
FEE \$1545.84  
CASH \$1545.84

25

QUITCLAIM DEED

Frederick M. Johnson and Lauren MacDougall Johnson  
of 23 Buffum Street, Salem, Essex County, Massachusetts,  
being unmarried, for consideration paid \$ One Hundred Eighty Nine Thousand (\$189,000.00) Dollars  
grant to Alan B. Wall and Jennifer A. Wall as Tenants by the entirety  
of 12 Haskell Street, Beverly, Essex County, Massachusetts with quitclaim covenants

A certain parcel of land with the buildings located thereon, situated on the Southwesterly side of Buffum Street in the City of Salem, Essex County, shown as Lot 1 on a plan of land attached hereto and bounded and described as follows:

Beginning at the Northeastly corner of land now or formerly belonging to William W. and Louise A. Lambert, as shown on said plan; thence

South, 45o 03" 00' East by the Southwesterly boundary of Buffum Street, a distance of 36.00 feet to a point; thence

South, 44o 30" 00' West by other land of the grantors as shown on said plan, a distance of 87.06 feet to a point; thence

North, 45o 03" 00' West by other land of the grantor, a distance of 36.80 feet to a point; thence

North 45o 01" 28' East by the land now or formerly belonging to said Lambert, a distance of 87.06 feet to the point of beginning.

Said parcel contains 3,169 square feet, more or less, according to said plan.

Together with a 5 foot wide parking easement being adjacent to the Northeastly side of the said Lot 1, as shown on said plan. Said easement to run with the land and to be for the benefit of the grantees, their heirs, successors, and assigns. Said easement to be used solely for the purpose of parking of motor vehicles.

Grantors hereby reserve to themselves, their heirs, successors and assigns, an easement, said easement meant to run with the land, to inspect, maintain, and repair the sewer and water pipes running across Lot 1 to the premises located on Lot 2, as shown on said plan. Said easements shall include the right to enter into that basement of the building located on Lot 1 and to take any and all other necessary steps in order to inspect, repair or maintain said water and sewer pipes.

Being the same premises conveyed to us this by deed of Herbert M. Hill, et ux dated and recorded at the Essex South Registry of Deeds, Book 457 Page 459

Witness our hands and seals this August 1997

Frederick M. Johnson

Lauren MacDougall Johnson

The Commonwealth of Massachusetts

Essex ss. August 1997

Then personally appeared the above named Frederick M. Johnson and Lauren MacDougall Johnson and acknowledged the foregoing instrument to be their free act and deed, before me,

Timothy P. Houten, Notary Public  
My commission expires: 9/17/97

DEEDS REC 10  
ESSEX SOUTH  
08/27/97  
TAX 861.84  
CASH 861.84  
7364A000 14:50  
EXCISE TAX



08/27/1997 Doc: 0557



We, Herbert M. Hill and Grace M. Hill, husband and wife as tenants by the entirety  
of 21 1/2 Buffum Street, Salem, Essex County, Massachusetts

being ~~un~~married, for consideration paid, and in full consideration of \$38,000.00

grants to Frederick M. Johnson and Lauren MacDougall Johnson

of 175 Essex Street, Salem, Massachusetts with quitclaim covenants

~~WHEREAS~~ A certain parcel of land with the buildings located thereon, situated  
on the Southwesterly side of Buffum Street in the City of Salem, Essex County,  
shown as Lot 1 on a plan of land attached hereto and bounded and described as follows:

Beginning at the Northeastly corner of land now or formerly belonging  
to William W. and Louise A. Lambert, as shown on said plan; thence

South 45° 03" 00' East by the Southwesterly boundary of Buffum Street,  
a distance of 36.00 feet to a point; thence

South 44° 30" 00' West by other land of the grantors as shown on said  
plan, a distance of 87.06 feet to a point; thence

North 45° 03" 00' West by other land of the grantor, a distance of  
36.80 feet to a point; thence

North 45° 01" 28' East by the land now or formerly belonging to said  
Lambert, a distance of 87.06 feet to the point of beginning.

Said parcel containing 3,169 square feet, more or less, according to  
a Plan of Land in Salem, Massachusetts, prepared for Herbert M. and Grace M. Hill,  
Scale 1" = 20', dated January 12, 1979, prepared by Essex Survey Service, Inc.  
47 Federal Street, Salem, Massachusetts. Said plan attached, hereto and to be  
recorded herewith.

Together with a five foot wide parking easement being adjacent to the  
Northeasterly side of said Lot 1, as shown on said plan. Said easement to  
run with the land and to be for the benefit of the grantees, their heirs, successors,  
and assigns. Said easement to be used solely for the purpose of parking  
of motor vehicles.

Grantors hereby reserve to themselves, their heirs, successors and  
assigns an easement, said easement meant to run with the land, to inspect,  
maintain, and repair the sewer and water pipes running across said Lot 1  
to the premises located on Lot 2, as shown on said plan. Said easements  
shall include the right to enter into the basement of the building  
located on Lot 1 and to take any and all other necessary steps in order  
to inspect, repair or maintain said water and sewer pipes.

For grantors title, see deed from Ruth W. Pendergrast to  
Helen F. Sullivan and Edward J. Curran recorded in Book 3555, Page 417.

Witness our hands and seals this 16<sup>th</sup> day of February 19 79

*William J. [Signature]*  
*Witness Book*

*Herbert M. Hill*  
HERBERT M. HILL

*Grace M. Hill*  
GRACE M. HILL

The Commonwealth of Massachusetts

Essex,

ss.

2/16/79

19

Then personally appeared the above named Herbert M. Hill and Grace M. Hill

and acknowledged the foregoing instrument to be their free act and deed, before me

Mass. Excise Stamps \$ 86.64 affixed and cancelled on back of this instrument

*William J. [Signature]*  
Notary Public

My commission expires 5/22/82 19 79

(\*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ESSEX SS. RECORDED Feb 16 1979 53M. PAST 1 P.M. INST. # 119

MASSACHUSETTS REAL ESTATE MORTGAGE

BK6355 PG066

Herbert M. Hill and Grace A. Hill,

of both of Salem,

Essex County, Massachusetts

for consideration paid, grant to NAUMKEAG TRUST COMPANY, a banking corporation duly established by law and located at 217 Essex Street, Salem, Massachusetts,

with mortgage covenants to secure the payment of

ELEVEN THOUSAND AND NO/100

Dollars

in ten (10)

years with eight and 1/2

per cent interest, per annum

payable monthly

as provided in a note of even date, and also to secure all covenants and agreements herein contained and other liabilities hereinafter referred to, and the Mortgagor(s) agree(s) to pay to the holder hereof all sums as and when due and payable on the note and other liabilities hereby secured, and the Mortgagor(s) agree(s) that the Mortgagee, or its successor in title, may hold and treat the premises herein conveyed as collateral security for any and all liabilities due to the Mortgagee from the Mortgagor(s) or from any party to the note secured hereby, whether said liabilities are direct or indirect, absolute or contingent, due or to become due, now existing or hereafter arising; and further agrees that the Mortgagee may apply or set off such collateral against any said liabilities, the land in Salem, Essex County, with the buildings thereon, situated on Buffum Street and numbered 21 1/2 and 23 in the numbering thereof, bounded and described as follows:

Beginning on Buffum Street at land now or formerly of Nason; thence running Northerly by Buffum Street about fifty-one (51) feet to land now or formerly of Bliss; thence turning and running Westerly by land now or formerly of Bliss and by land now or formerly of Ward about one hundred forty-four (144) feet; thence turning and running Southerly by land now or formerly of Hutchings and by land now or formerly of Foley et al, in all about fifty-one (51) feet to said land of Nason; thence turning and running Easterly by land of Nason about one hundred forty-four (144) feet to the point of beginning.

1st. Rl.  
Lot 1  
B. 6566  
P. 457  
Dis.  
B. 6596  
P. 279

BK6355 PG067

Together with all rights, easements and appurtenances thereto belonging, including as part of the realty, all portable or sectional buildings at any time placed upon said premises and all furnaces, ranges, heaters, plumbing, gas and electric fixtures, screens, mantels, shades, screen doors, storm doors and windows, oil burners, gas burners and all other fixtures of whatever kind and nature at present or hereafter installed in or on the granted premises in any manner which renders such articles usable in connection therewith so far as the same are or can by agreement of parties, be made a part of the realty. The Mortgagor covenants and agrees that none of the aforesaid which are or may be used as appurtenances of the buildings on said premises are subject to any conditional sales or security agreements and in case there be any such at any time now or hereafter, the Mortgagor, or those claiming under him, will make all payments under such agreements or sales as and when due and payable. The mortgagor further covenants and agrees as follows:

1. To perform and observe all of the terms and conditions of the mortgage note secured by this mortgage;
2. ~~To pay to the mortgagee, in addition to the payments of principal and interest therein required, a monthly apportionment of the sum estimated by the mortgagee to be sufficient to make all payments of all taxes, charges and assessments upon the mortgaged property as they become due and any balance due for any of said payments shall be paid by the mortgagor to the mortgagee on demand. The mortgagee is hereby specifically authorized to pay when due or any time thereafter all of said payments and to charge the same to the account of the mortgagor with respect to the payments of such estimated real estate taxes and betterment assessments, it is expressly agreed that no trust or other fiduciary relationship is created and that the Bank shall not be accountable to make any payment to the undersigned for interest or net profit or earnings or otherwise thereon, and that the Bank's sole obligation shall be to make payment to the municipality when due in amounts not exceeding the aggregate amount of such payments received hereunder and to make repayment to the undersigned in the amount of any excess;~~
3. This mortgage shall also secure such further sums as may be advanced under General Laws, c. 183, s. 28A, or Acts in amendment or extension thereof;
4. To insure and keep insured in sums and company or companies satisfactory to the mortgagee and for its benefit the buildings now or hereafter standing on said land against fire, and such other hazards, casualties and contingencies as the mortgagee may from time to time direct, and to deposit all such insurance policies with the mortgagee;
5. That a foreclosure of this mortgage shall forever bar the mortgagor and all persons claiming under him from all right, title and interest in and to any and all of the fire or other hazard insurance policies on the buildings upon the land covered by this mortgage at the time of such foreclosure, including all rights to return premiums on cancellations, whether at law or in equity;
6. That the mortgagor will keep all and singular the said premises in such repair and condition as the same are now or may be put in while this mortgage is outstanding;
7. That he will not use or permit the premises to be used in violation of any law or municipal ordinance or regulation or for any unlawful or improper purpose;
8. That he will not commit, permit or suffer any waste, impairment, or deterioration of the property or any part thereof;
9. That upon default in any condition of this mortgage or the note secured hereby, the mortgagee may apply any sums credited by or due from the mortgagee to the mortgagor to cure such default without first enforcing any of the other rights of the mortgagee against the mortgagor or the mortgaged premises;
10. That the mortgagor will pay on demand to the mortgagee, or the mortgagee may, at its option, add to the principal balance then due any sums advanced or paid by the mortgagee on account of any default, of whatever nature, by the mortgagor, or any sums advanced or paid, whether before or after default, for taxes, repairs, improvements or insurance, or any sums paid by the mortgagee, including reasonable attorney's fees, in prosecuting, defending, or intervening in any legal or equitable proceeding wherein the mortgagee deems any of the rights created by this mortgage are jeopardized or in issue;
11. That this mortgage shall also secure the repayment of such future advances as the mortgagee may, from time to time for any purpose, make to the mortgagor, and the same may be added to the mortgage debt;
12. That upon default in any condition of the mortgage or note secured hereby existing for more than thirty days, the entire mortgage debt shall become due and payable on demand at the option of the mortgagee. Failure to exercise this or any other option set forth herein shall not constitute a waiver of the right to exercise the same in the event of any other or any subsequent or continuation of this or any other default;
13. That in the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the mortgagor, the mortgagee may, without notice to the mortgagor, deal with such successor or successors in interest with reference to the mortgage and the debt hereby secured, and in the same manner, as with the mortgagor, without in any way vitiating or discharging the mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part of the mortgagee and no extension whether oral or in writing of the time for the payment of the debt hereby secured given by the mortgagee shall operate to release, discharge, modify, change or affect the original liability of the mortgagor herein, either in whole or in part;
14. That wherever the words Mortgagor and Mortgagee are used herein they shall include their several heirs, executors, administrators, successors, grantees and assigns subject to the limitations of law of this instrument, and if the context requires, the words Mortgagor and Mortgagee and the pronouns referring to them shall be construed as plural, neuter, feminine, or any one of them, if there be more than one;
15. If any portion of the mortgage money is held back by the Mortgagee "on construction" or for any other purpose and the same has not been paid to the Mortgagor for a period of six (6) months from the date hereof, then and in such case the Mortgagee may, at its sole option, apply such unused funds towards the payment of the principal of the mortgage or note secured hereby, or have the work on said real estate completed and apply such withheld monies towards the payment for the same;
16. If this mortgage and note secured hereby are insured under the Servicemen's Readjustment Act as amended, any provisions of said note or mortgage or other instruments executed in connection with the debt hereby secured that shall be contrary to said Act as amended, or to the regulations thereunder, shall be null and void to the extent that such provisions are so contrary;
17. That in case of a foreclosure sale, the mortgagee shall be entitled to retain one per cent of the purchase money in addition to the costs, charges, and expenses allowed under the Statutory Power of Sale; and in case proceedings to foreclose have been begun, the holder of this mortgage shall be entitled to collect all costs, charges, and expenses up to time of payment;
18. In the event that any payment required hereunder or in the note secured hereby shall remain unpaid for a period exceeding fifteen (15) days from the time it shall be due, the Mortgagor shall pay a "late charge" of **three cents (3¢)** on each dollar so overdue.

It is expressly understood and agreed, that this mortgage and the note and all other liabilities secured thereby shall become due and payable forthwith at the option of the mortgagee if the mortgagor shall convey away said mortgaged premises or any portion thereof or if the title thereto or any portion thereof shall become vested in any other person or persons in any manner whatsoever.

The mortgagor, on demand of the mortgagee, will deliver to the mortgagee, financial and operating statements as they concern the mortgaged property.

BK6355 PG068

In addition to other agreements, covenants and conditions herein contained, it is expressly agreed between mortgagor and mortgagee that in the event of a foreclosure each of the above described parcels (if more than one) may be sold separately, and the sale of a single parcel will not exhaust the power of sale herein and that the power of sale shall continue to be in effect until the entire mortgage debt is satisfied in full; provided, nevertheless, that nothing herein provided shall prohibit the mortgagee, in case of any such sale, in its sole discretion, from selling all of said parcels at one time and in one sale, and in any such event such sale may be conducted on any one of said parcels.

This mortgage is upon the Statutory Condition and upon the further express condition that all covenants and agreements upon the part of the Mortgagor herein contained shall be kept and fully performed and for any breach of any of the aforesaid conditions, provisions, covenants or agreements, the Mortgagee shall have the Statutory Power of Sale.

Witness our hands and seals this  
in the year nineteen hundred and seventy-seven.

In presence of

*William J. Lushigan*

*First*

day of June

*Herbert M. Hill*

*Grace M. Hill*

Commonwealth of Massachusetts

ESSEX ss:

On this

*1st*

day of

June

1977

before me personally appeared  
to me known to be the persons

*Herbert M. Hill and Grace Hill*

described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

*William J. Lushigan*

Notary Public

My commission expires

*9/27/82*

ESSEX SS. RECORDED

*June 2, 1977* 120 M. PAST *2* P.M. INST. # *208*

Form A-M 60-3M-10-49

I, Helen F. Sullivan  
 of Salem, Essex County, Massachusetts  
 being single ~~married~~ (hereinafter called the Grantor.....), for consideration paid, grant..... to  
~~New England Telephone and Telegraph Company, a New York Corporation~~  
~~and Merrimack-Essex Electric Company~~  
 a Massachusetts corporation (hereinafter called the Grantee), with warranty covenants, the perpetual right and  
 easement to construct, reconstruct, repair, maintain, operate and patrol, for the transmission of high and low  
 voltage electric current and for telephone use..... a..... line of 1 pole (which may be erected at dif-  
 ferent times), with wires and cables strung upon and from the same, and all necessary foundations, anchors, guys,  
 braces, fittings, equipment and appurtenances, over, across and upon..... my  
 land in..... Salem, Essex County, Massachusetts.  
 Said line to enter from ~~land now or formerly of~~ Buffum St.  
 and cross to land now or formerly of..... Grantor and others  
 and to become established by and upon the final survey and marking thereof by the Grantee.

Also the perpetual right and easement from time to time without further payment therefor to trim and keep  
 trimmed along said line....., such trees or underbrush as may in the opinion of the Grantee interfere with the  
 efficient and safe operation of the line....., and to renew, replace, add to and otherwise change the line..... and  
 each and every part thereof, and to pass along said line..... to and from the adjoining lands for all the above pur-  
 poses and the removal of the line.....

It is agreed that the line..... shall remain the property of the Grantee, its successors and assigns, and that the  
 Grantee, its successors and assigns, shall pay all taxes assessed thereon.

This deed is given also in release of any and all dower, curtesy and homestead interests and all other interests  
 by statute or otherwise of the Grantor..... hereto.

WITNESS my hand..... and seal..... this 24<sup>th</sup> day of October, 1957

Witnesses:

Helen F. Sullivan

Commonwealth of Massachusetts

Essex, ss.

October 24, 1957

Then personally appeared before me the above named Helen F. Sullivan

and acknowledged the foregoing instrument to be

her free act and deed.

Charles F. Buber

~~Justice of the Peace~~  
 Notary Public

THE CONSIDERATION PAID FOR THE  
 WITHIN DEED IS LESS THAN \$100.

Essex ss. Recorded Dec. 13, 1957. At 8 o'clock A. M. #12

I, Ruth W. Pendergrast,

of Lynn, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Helen F. Sullivan and Edward J. Curran, as joint tenants and not as tenants in common, both of Salem, in said County of Essex, with quitclaim covenants in said Salem, the land with the buildings thereon, situated on Buffum Street and numbered 21 and 23 in the numbering thereof, bounded and described as follows: (Description and encumbrances, if any)

Beginning on Buffum Street at land now or formerly of Nason; thence running Northerly by Buffum Street about fifty-one (51) feet to land now or formerly of Bliss; thence turning and running Westerly by land now or formerly of Bliss and by land now or formerly of Ward about one hundred forty-four (144) feet; thence turning and running Southerly by land now or formerly of Hutchings and by land now or formerly of Foley et al., in all about fifty-one (51) feet to said land of Nason; thence turning and running Easterly by land of Nason about one hundred forty-four (144) feet to the point of beginning.

For my title see deed of Edward J. Curran to me of even date to be recorded herewith.

husband of said grantor, wife

release to said grantee all rights of tenancy by the curtesy and other interests therein - dower and homestead -

Witness my hand and seal this 30th day of June 1947.

James E. Lynch Ruth W. Pendergrast

The Commonwealth of Massachusetts

Essex ss. Salem, June 30th 1947.

Then personally appeared the above named Ruth W. Pendergrast

and acknowledged the foregoing instrument to be her free act and deed, before me

James E. Lynch Notary Public - Justice of the Peace

My commission expires June 11, 1954.

Essex ss. Received July 1, 1947. 34 m. past 9 A.M. Recorded and Examined.

I, Edward J. Curran  
 \_\_\_\_\_  
 \_\_\_\_\_  
 of Salem, Essex County, Massachusetts,  
 being unmarried, for consideration paid, grant to Ruth W. Pendergrast,  
 \_\_\_\_\_  
 of Lynn, in said County of Essex, \_\_\_\_\_ with quitclaim covenants  
in said Salem,  
 the land ~~with the buildings thereon, situated on Buffum Street and~~  
numbered 21 $\frac{1}{2}$  and 23 in the numbering thereof, bounded and described  
 as follows: (Description and encumbrances, if any)

Beginning on Buffum Street at land now or formerly of Nason,  
 thence running Northerly by Buffum Street about fifty-one (51)  
 feet to land now or formerly of Bliss; thence turning and running  
 Westerly by land now or formerly of Bliss and by land now or  
 formerly of Ward about one hundred forty-four (144) feet; thence  
 turning and running Southerly by land now or formerly of Hutchings  
 and by land now or formerly of Foley et al., in all about fifty-  
 one (51) feet to said land of Nason; thence turning and running  
 Easterly by land of Nason about one hundred forty-four (144) feet  
 to the point of beginning.

For my title see will of Mary E. Sullivan, deceased, late of  
 Salem, Massachusetts, duly allowed by the Probate Court of Essex  
 County and numbered 220,575 on its docket.

~~husband of said grantor,~~  
~~wife~~

~~release to said grantee all rights of tenancy by the curtesy and other interests therein --~~  
~~dower and homestead~~

Witness my hand and seal this 30<sup>th</sup> day of June 19 47.

James E. Lynch

Edward J. Curran

The Commonwealth of Massachusetts

Essex, ss. Salem, June 30<sup>th</sup> 19 47.

Then personally appeared the above named \_\_\_\_\_

Edward J. Curran

and acknowledged the foregoing instrument to be his free act and deed, before me

James E. Lynch  
 James E. Lynch Notary Public ~~Justice of the Peace~~

My commission expires June 11, 19 54.

Essex ss. Received July 1, 1947. 34 m. past 9 A.M. Recorded and Examined.



KNOW ALL MEN that I, Charles V. Broadley, of Salem, County of Essex, Massachusetts, one of the four children and heirs at law of John Broadley, late of said Salem, in consideration of one dollar and other good and valuable consideration to me paid by my Aunt, Mary E. Sullivan, of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Mary E. Sullivan one undivided fourth part of the certain lot of land, with the buildings thereon, situated in said Salem, on the westerly side of Buffum Street, bounded and described as follows: Beginning on Buffum Street at land now or formerly of Hanson, thence running northerly by Buffum Street about fifty one feet to land now or formerly of Raymond; thence turning and running westerly by said land of Raymond about one hundred and forty four feet to land now or formerly of Mayo; thence turning and running southerly by said land of Mayo and by land now or formerly of Monaghan, in all about fifty one feet to said land of Hanson; thence turning and running easterly by said land of Hanson about one hundred and forty four feet to the point of beginning. Said parcel being the same conveyed to the said John Broadley by deed of Christopher McGrane dated October 8, 1888, recorded with Essex South Deeds, Book 1558, Page 419. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging to the said Mary E. Sullivan and her heirs and assigns to their own use and behoof forever. And I do hereby covenant, for myself and my executors and administrators, with the grantee and her heirs and assigns that I have good right to sell and convey the same as aforesaid, that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, and that I will and my heirs, executors and administrators shall WARRANT AND DEFEND the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof I, the said Charles V. Broadley, being unmarried, hereunto set my hand and seal this first day of May in the year nineteen hundred and twenty five.

Charles V. Broadley (seal)

STATE OF MARYLAND County of Anne Arundel ss; On this second day of May 1925 personally appeared the above named Charles V. Broadley and acknowledged the foregoing instrument to be his free act and deed before me.

Elinore G. Girault Notary Public (Notarial seal)

My commission expires May 2, 1927

Essex ss. Received June 16, 1925. 2 m. past 1 P. M. Recorded and Examined

-----  
 I, Horace Dufour of Haverhill, Essex County, Massachusetts, holder of a mortgage from Alfred L. Dufour of Merrimac in said County, to me dated December 16, 1922 recorded with Essex South District Registry of Deeds Book

Broadley  
 to  
 Sullivan  
 One \$2.R. Stamp  
 Documentary  
 Canceled

Discharge  
 Dufour

veyed subject to taxes for 1921, which the grantee assumes and agrees to pay. WITNESS my hand and seal this 25th day of June 1921.

C. D. C. Moore ) Ursula A. Meek (seal)

COMMONWEALTH OF MASSACHUSETTS Essex ss. June 25th 1921. Then personally appeared the above named Ursula A. Meek and acknowledged the foregoing instrument to be her free act and deed, before me

Charles D. C. Moore Justice of the Peace.

My Commission expires Apr. 18, 1924.

Essex ss. Received June 28, 1921. 30 m. past 3 P.M. Recorded and Examined.

I, Felicine-Bourque, of Lynn Essex County, Massachusetts being unmarried for consideration paid, grant to Ursula A. Meek of said Lynn, with mortgage covenants to secure the payment of twenty-six hundred (2600) dollars with six (6) per centum interest per annum payable monthly on unpaid balance of principal, as provided in a note of even date, the land in Lynn, Essex County, with the buildings thereon, bounded and described as follows: Northwesterly by Western Avenue; northeasterly by land now or late of Bancroft; southeasterly by land now or late of the heirs of Steele, and southwesterly by land now or late of Plaisted, and being the same premises this day conveyed to me by the grantee herein. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. WITNESS my hand and seal this 25th day of June 1921.

C. D. C. Moore ) Felicien P. Bourque (seal)

COMMONWEALTH OF MASSACHUSETTS Essex ss. June 25th, 1921. Then personally appeared the above named Felicine-Bourque and acknowledged the foregoing instrument to be his free act and deed, before me

Charles D. C. Moore Justice of the Peace.

My Commission Expires Apr. 18, 1924.

Essex ss. Received June 28, 1921. 30 m. past 3 P.M. Recorded and Examined.

I, Frank J. Broadley, of Boston, Suffolk County, Massachusetts for consideration paid, grant to Mary E. Sullivan, of Salem, Essex County, Massachusetts, with quitclaim covenants, the land in said Salem, to wit: One undivided half part of a certain lot of land with the buildings thereon situate on Buffum Street in said Salem and bounded northeasterly by said Buffum Street, northwesterly by land now or late of Buffum and land now or late of Raymond, southwesterly by land now or late of Mayo and land now or late of Moynahan, and southeasterly by land now or late of Hanson, being the same premises that were inherited from my father, John Broadley, late of said Salem, deceased, intestate, Essex Probate Court, and conveyed to

Bourque to Meek  
S. 2508, P. 269  
Broadley to Sullivan  
One \$2. & One \$1. R. Stamps Documentary Canceled.

premises, and all other rights and interests therein. IN WITNESS WHEREOF we the said Ida E. Small, widow, Albert H. Leet, Georgia P. Leet, Joseph H. Leet, Annie M. Leet, Joseph H. Harvey and Laura S. Harvey hereunto set our hands and seals this fourteenth day of January in the year one thousand nine hundred and twenty.

	Ida E. Small	(seal)
Signed and sealed	Albert H. Leet	(seal)
in presence of	Georgia P. Leet	(seal)
George H. W. Hayes	Joseph H. Leet	(seal)
to I. E. S.	Annie M. Leet	(seal)
COMMONWEALTH OF	Joseph H. Harvey	(seal)
MASSACHUSETTS	Laura S. Harvey	(seal)

Essex ss. January 14, 1920. Then personally appeared the above named Ida E. Small and acknowledged the foregoing instrument to be her free act and deed, before me, George H. W. Hayes Justice of the Peace

My commission expires Jan. 16, 1924.

Essex ss. Received Mar. 11, 1920, 15 m. past 2 P. M. Recorded and Examined.

Broadley  
to  
Broadley

One \$1. & one .50  
R. Stamps  
Documentary  
Canceled

I, Edith M. Broadley, of Boston, Suffolk County, Massachusetts, being unmarried, for consideration paid, grant to Frank J. Broadley, of Salem, Essex County, Massachusetts, with quitclaim covenants, the land in said SALEM, to wit: One undivided fourth part of a certain lot of land situate on Buffum street in said Salem, with the buildings thereon, and bounded northeasterly by said Buffum street, northwesterly by land now or late of Buffum and land now or late of Raymond, southwesterly by land now or late of Mayo and land now or late of Moynahan, and southeasterly by land now or late of Hanson, being the same premises that were conveyed to my father, John Broadley, late of said Salem, deceased, by Christopher McGrane by his deed dated October 8, 1898, and recorded in Essex South District Registry of Deeds, Book 1558, page 419. For my title see the estate of my said father, Essex Probate Court. WITNESS my hand and seal this eleventh day of March A. D. 1920.

Signed, sealed and	Edith M. Broadley	(seal)
delivered in pres-	COMMONWEALTH OF MASSACHUSETTS	Essex ss.
ence of	March 11, 1920. Then personally appeared	
Guy C. Richards	the above named Edith M. Broadley and	
	acknowledged the foregoing instrument	
to be her free act and deed,	before me,	

Guy C. Richards Justice of the Peace

(My commission expires March 15, 1923.)

Essex ss. Received Mar. 11, 1920, 38 m. past 2 P. M. Recorded and Examined.

grantee and his heirs and assigns all right of or to both  
 dower and homestead in the granted premises. In witness  
 whereof, we the said Alvin B. Norcross and Mary A. Nor-  
 cross, hereunto set our hands and seals this sixth day of  
 October in the year one thousand eight hundred and  
 ninety-eight.

Signed sealed and  
 delivered in presence of  
 Sidney Perley,

Alvin B. Norcross seal  
 Mary A. Norcross seal.  
 Commonwealth of Massa-  
 chusetts. Essex Co. October 8,

1898. Then personally appeared the above named Alvin  
 B. Norcross and acknowledged the foregoing instrument to  
 be his free act and deed, before me.

Sidney Perley Justice of the Peace.

Essex Co. Recd Oct. 8, 1898. 105 Clock A.M. Rec. by Willard J. Hale Reg.

Know all men by these presents that  
 I, Christopher McNamee of Salem, in the County of Essex  
 and Commonwealth of Massachusetts, in consideration of  
 one dollar and other valuable considerations paid by John  
 Broadley of said Salem, the receipt whereof is hereby ac-  
 knowledged, do hereby give, grant, bargain, sell and  
 convey unto the said John Broadley and his heirs and  
 assigns a certain lot of land situate in said Salem with  
 the buildings thereon, and bounded north easterly by Buff-  
 fum street, north westerly by land of M. J. Buffum and S.  
 E. Raymond, south westerly by land of Josiah Mayo and  
 J. P. Moynahan, and south easterly by land of the J. V. Han-  
 son estate, being the premises numbered 23 on said Buff-  
 fum street and the same estate which was conveyed to me  
 by Frank B. Locke, administrator of the estate of Ann E.  
 Hutchings in 1897, and recorded with Essex Deeds, So. Dist.  
 Book 1523, Page 151. To have and to hold the granted  
 premises with all the privileges and appurtenances there-  
 to belonging to the said John Broadley and his heirs and  
 assigns, to their own use and behoof forever. And I do here-  
 by, for myself and my heirs, executors and administrators  
 covenant with the grantee and his heirs and assigns that  
 I am lawfully seized in fee simple of the granted prem-  
 ises, that they are free from all incumbrances, that I have  
 good right to sell and convey the same as aforesaid, and  
 that I will and my heirs, executors and administrators  
 shall warrant and defend the same to the grantee and

b. McNamee  
 15  
 J. Broadley  
 One \$3-R Stamp  
 Documentary  
 cancelled.

his heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof, I the said Christopher M<sup>c</sup>Grane, being unmarried hereunto set my hand and seal this eighth day of October, in the year one thousand eight hundred and ninety-eight.

Signed sealed and delivered in presence of Frank B. Locke.

Christopher M<sup>c</sup>Grane. seal. Commonwealth of Massachusetts. Essex Co. Oct. 8th, 1898.

Then personally appeared the above-named Christopher M<sup>c</sup>Grane and acknowledged the foregoing instrument to be his free act and deed, before me.

Frank B. Locke Justice of the Peace.

Essex Co. Recd. Oct. 8, 1898. 40m. past 10 a.m. Recd. + 4p. by Willard J. Keane. Reg-

J. Broadley

vs

J. J. Mahoney

One 50¢ R. Stamp Documentary canceled.

RECEIVED BY THE STATE AND THE LIBRARIAN GENERAL AND DISBURSED THE SAME.

I acknowledge to have received full satisfaction for the debt secured by the deed of mortgage here recorded

Essex 205.00 9.19.06

Forfeit of J. J. Mahoney

Know all men by these presents that I, John Broadley of Salem in the County of Essex and Commonwealth of Massachusetts, in consideration of two thousand dollars paid by Jeremiah J. Mahoney of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Mahoney and his heirs, a certain lot of land with the buildings thereon situate on Buffum Street in said Salem, and bounded North easterly by said Buffum Street, North Westerly by land of Buffum and Raymond, South westerly by land of Mays and Moynahan, and South easterly by land of Hanson, being the same estate conveyed to said grantor, by Christopher M<sup>c</sup>Grane, by deed of even date with this, and conveyed to said M<sup>c</sup>Grane by Frank B. Locke, administrator of Ann E. Hutchings, by deed dated August 6, 1897, and recorded with Essex Deeds, South District, Book 1523, Page 151. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Mahoney and his heirs and assigns, to their own use and behoof forever. And I hereby, for myself and my heirs, executors and administrators, covenant with the grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all per-

claim, unto the said Christopher Mc. Grane his heirs and assigns, all the right, title, and interest which the said city of Salem acquired, by or under a deed made to it by Francis A. Newell collector, dated the first day of June in the year of our Lord one thousand eight hundred and ninety-seven and recorded with Essex Deeds, Southern district, Book 1520, Leaf 27, in and to the following parcel of real estate in said Salem, viz: A lot of land bounded easterly by Buffum street, northerly by land of Buffum, southerly by land of Hanson containing about 8100 square feet with house and barn thereon numbered 23 on Buffum street. To have and to hold the above released premises, with all the privileges and appurtenances to the same belonging, to the said Christopher Mc. Grane his heirs and assigns, to his and their use and behoof forever. In witness whereof the said city has caused its corporate seal to be hereunto affixed and these presents to be signed by James H. Turner, Mayor of the said city, heretofore duly authorized. Dated this seventeenth day of August in the year of our Lord one thousand eight hundred and ninety-seven.

Signed, sealed, and delivered

in presence of

J. Clifford Entwistle

consideration sixty  $\frac{00}{100}$  dollars has been received by me,  
F. A. Newell, Treasurer and collector.

J. H. Turner

Mayor

City of Salem, Aug. 17,

1897. The within-named

Seal

Commonwealth of Massachusetts. Essex ss. Salem, Aug. 17, 1897. Then the above named city of Salem appeared by James H. Turner its Mayor, and acknowledged the above instrument to be the free act and deed of said city.

Before me,

J. Clifford Entwistle, Justice of the Peace.

Essex ss. Rec'd Aug. 19, 1897, 55 m. part 10 a. m. Rec. & ex. by

Willard J. Hale. Reg -

Know all men by these presents that whereas F. E. Locke <sup>Admin.</sup> to <sup>of</sup> b. M. Grane  
J. Frank E. Locke of Salem, in the Commonwealth of Massachusetts, as Administrator of the Estate of Ann E. Hutchings late of said Salem, by virtue of a license granted to me on the twenty-eighth day of June last by the Probate Court for the County of Essex, in said

Commonwealth, sold the real estate of the said deceased hereinafter described, at public auction on the twenty-ninth day of July A. D. 1897, to Christopher M. Crane of said Salem, for the sum of twenty-five hundred and thirty-seven +  $\frac{50}{100}$  dollars, which amount was bid by the said Christopher M. Crane and was the highest bid made therefor at said auction. Now therefore, in consideration of the said sum of twenty-five hundred and thirty-seven +  $\frac{50}{100}$  dollars to me paid by the said Christopher M. Crane, the receipt whereof is hereby acknowledged, I do, as Administrator as aforesaid, and by virtue of the aforesaid license, hereby grant, bargain, sell, and convey unto the said Christopher M. Crane a certain tract of land situate on Buffum Street in said Salem, with the buildings thereon, being bounded on the northeast by Buffum Street, on the northwest by land of M. J. Buffum and S. J. Raymond, on the southwest by land of Josiah Mayo and J. P. Moynahan, and on the southeast by land of the J. V. Hanson estate. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Christopher M. Crane and his heirs and assigns, to their own use and behoof forever. And I hereby covenant with the grantee and his heirs and assigns that the notice of the time and place of said sale was given according to the order of said Probate Court, and that the said premises were sold accordingly at public auction as above set forth. In witness whereof I hereto set my hand and seal this sixth day of August in the year one thousand eight hundred and ninety-seven.

Frank E. Locke  
 signed and sealed, } Administrator } Seal  
 in presence of }  
 Andrew Fitz }  
 Commonwealth of Massachusetts.  
 sets. Essex ss. August 19, 1897.

Then personally appeared the above named Frank E. Locke, administrator and acknowledged the foregoing instrument to be his free act and deed, before me,  
 Andrew Fitz,

Justice of the Peace.

Essex ss. Rec'd Aug. 19, 1897, 55 m. past 10 a. m. Rec. & ex. by

William J. Bull. Reg-

The word "eighty" in 16th. & figured "85" in 21st. line written over erased. ~~Charles Good~~ Reg.

that they are free from all incumbrances, that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid I, Charlotte F. Babson wife of said Horatio Babson and Caroline W. Babson wife of said David C. Babson do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises. In witness whereof we the said Horatio Babson and Charlotte F. Babson and David C. Babson and Caroline W. Babson hereunto set our hands and seals this nineteenth day of January in the year one thousand eight hundred and eighty-five.

Signed, sealed and delivered in presence of Calvin W. Pool to H. B. & D. C. B. Herman Babson to C. F. B.

Horatio Babson seal.  
Charlotte F. Babson seal.  
David C. Babson seal.  
Caroline W. Babson seal.  
Commonwealth of Massachusetts  
Sessex: Jan 19<sup>th</sup> 1885.

Then personally appeared the above-named Horatio Babson and David C. Babson and acknowledged the foregoing instrument to be their free act and deed.

Before me, Calvin W. Pool, Justice of the Peace, Essex: Dec. 13, 1896, 30m part 12 P.M. Dec. 7 Ex. by ~~Charles Good~~ Reg.

W. P. Bloffenstein et ux. to A. E. Hutchings

KNOW All Men by these presents that we William P. Bloffenstein and Annie E. Bloffenstein, his wife, in her right, of Salem, New York, in consideration of one dollar paid by Ann E. Hutchings of Salem, Essex County, Massachusetts, widow, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said Ann E. Hutchings and her heirs and assigns, all that parcel of land situated in said Salem, bounded northeasterly by Buffum street-fifty-three feet, northwesterly by land of Buffum, now or late, and of Raymond one hundred and fifty feet, southwesterly by land of Monaghan, now or late fifty-three feet, southeasterly by land of Babson one hundred and fifty feet; being the same parcel described in a deed to the grantee from the grantor



etals. dated Feb. 18, 1896 and recorded with Essex Co. Deed  
 Deeds book 1473 page 309, which deed and the title there-  
 by conveyed by us we hereby ratify and confirm. To  
 have and to hold the granted premises, with all the priv-  
 ileges and appurtenances thereto belonging to the said  
 Ann E. Hoeffling and her heirs and assigns, to their  
 own use and behoof forever. And we do hereby for our-  
 selves and our heirs, executors and administrators, cove-  
 nant with the said grantee and her heirs and assigns,  
 that the granted premises are free from all incum-  
 brances made or suffered by us, and that we will  
 and our heirs, executors and administrators shall  
 warrant and defend the same to the said grantee and  
 her heirs and assigns forever against the lawful claims  
 and demands of all persons claiming by, through, or  
 under us but against none other. In Witness where-  
 of we the said William P. Hoeffenstein and Annie E.  
 Hoeffenstein hereunto set our hands and seals this  
 twelfth day of June in the year one thousand eight  
 hundred and ninety-six. Annie E. Hoeffenstein seal.  
 Signed, sealed and de- W. P. Hoeffenstein seal.  
 livered in presence of } State of New York, Herkimer Co.  
 John C. Hoeffenstein } ss. Ilion, June 24, 1896. Then per-  
 sonally appeared the above-named Anna E. Hoeffen-  
 stein & W. P. Hoeffenstein and acknowledged the fore-  
 going instrument to be their free act and deed seal

Before me, C. S. Jenson, Ilion, N.Y. Notary Public

Essex Co. Rec. Jul. 18, 1896, 30m. part 12 P.M. Rec. Herk. Co.

~~Charles Wood Reg.~~

Know All Men by these presents that I, J. Tanch  
 John Tanch of Salem, Essex County, Massachusetts, to  
 in consideration of five hundred dollars paid by the Salem F. & S. Bk.  
 Salem Five Cents Savings Bank, having its place of  
 business in said Salem, the receipt whereof is hereby  
 acknowledged, do hereby give, grant, bargain, sell and  
 convey unto the said corporation, a certain parcel of  
 land with the dwelling house and all buildings there-  
 on situated in said Salem and bounded; beginning  
 on Endicott street at a point distant fourteen feet  
 six inches southwesterly from the southeast corner  
 of land formerly of Michael Sullivan, thence running  
 northwesterly at right angles with said street thirty-

administrators, or assigns, or any person or persons in his or their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance of the condition of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. And for the consideration aforesaid, I Elizabeth Ball Howe wife of the said James Murray Howe do hereby release unto the grantee and his heirs and assigns all rights of onto both dower and homestead in the granted premises. In Witness whereof we the said James Murray Howe and Elizabeth Ball Howe hereto set our hands and seals this nineteenth day of February in the year one thousand eight hundred and ninety six.

James Murray Howe seal  
 Signed and sealed in presence of James P. Maloney Notary Public Commonwealth of Massachusetts Suffolk ss. Boston February 19th. 1896. Then personally appeared the above named James Murray Howe and acknowledged the foregoing instrument to be his free act and deed, before me.

James P. Maloney Notary Public seal

Essex ss. Rec'd. Mar. 11. 1896. 25m. Paid 11a.m. Rec. & Ex. by

~~Charles Deane & Co. Rec.~~

Know all men by these Presents that we, Charles W. Heutchnig of Salem, Essex County, Massachusetts, Walter S. Heutchnig of Gloucester in said County, Frank A. Heutchnig of said Salem, William P. Klobfenstein and Annie E. Klobfenstein (formerly Heutchnig) of Ilion, State of New York in her right in consideration of one dollar and other valuable consideration paid by Ann E. Heutchnig of said Salem widow of Charles W. Heutchnig, late of said Salem, deceased, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quit-claim unto the said Ann E. Heutchnig and her heirs and assigns, a certain parcel of land situated in said Salem bounded northwesterly by Buffum Street fifty three feet, northwesterly by land now or late of Buffum and Raymond one hundred and fifty feet, southwesterly by land now or late of Monaghan fifty three feet, southeasterly by land of Hanson one hundred and fifty feet: being the same parcel conveyed by deed of Aaron

C. W. Heutchnig  
 to  
 A. E. Heutchnig

See  
 61485 P. 138.

A. Helew et ux, et al. to said Charles W. Hutschings deceased dated April 24. 1866, recorded in Essex Co. Dist. Registry of Deeds, Book 109 Leaf 195 and devised by his will duly proved in Essex County Probate Court to said Charles W. Hutschings, Waldo L. Hutschings, Frank A. Hutschings and Annie E. Klobfferstein (then Hutschings). To have and to hold the granted premises with all the privileges and appurtenances thereto belonging, to the said Ann E. Hutschings and her heirs and assigns, to their own use and behoof forever. And we do hereby, for ourselves and our heirs, executors and administrators covenant with the said grantee, and her heirs and assigns that the granted premises are free from all incumbrances made or suffered by us and that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee and her heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under us but against none other. And for the consideration aforesaid we, Minnie E. Hutschings wife of said Charles W. Annie L. Hutschings, wife of said Waldo L. and Carrie J. Hutschings, wife of said Frank A. do hereby release unto the said grantee and her heirs and assigns all right of or to both dower and homestead in the granted premises. In Witness Whereof we the said Charles W. Hutschings, Minnie E. Hutschings, Waldo L. Hutschings, Annie L. Hutschings, Frank A. Hutschings, Carrie J. Hutschings, William P. Klobfferstein and Annie E. Klobfferstein hereunto set our hands and seals this eighteenth day of February in the year one thousand eight hundred and ninety six. Signed, sealed, and delivered in presence of Andrew Fitz to C. W. H. Commonwealth of Massachusetts Essex ss. March 17th. 1896. Then personally appeared the above named Charles W. Hutschings and acknowledged the foregoing instrument to be his free act and deed.

Charles W. Hutschings	seal
Minnie E. Hutschings	seal
Waldo L. Hutschings	seal
Annie L. Hutschings	seal
Frank A. Hutschings	seal
Carrie J. Hutschings	seal
William P. Klobfferstein	seal
Annie E. Klobfferstein	seal

Before me, Andrew Fitz Justice of the Peace.

said Timothy Hyde his heirs and assigns, to his and their use and behoof forever; so that neither the said Association nor its successors or any other person or persons claiming by, from or under it or them, or in the name, right, or stead of it or them shall or will, by any way or means, have, claim, or demand, any right, or title to the above released premises, or to any part or parcel thereof forever. In witness whereof, the said Association has caused its Corporate name and seal to be hereto affixed by its President Peter Silver thereto duly authorized, this twenty first day of August in the year of our Lord one thousand eight hundred and sixty six.

Signed sealed and delivered } Workingmen's Loan & Fund Association  
in presence of Mrs P. Upham. } by Peter Silver, President.



Essex, ss. August 21<sup>st</sup> 1866. Then the above named Peter Silver President acknowledged the above instrument to be his free act and deed,

Before me, Wm P. Upham, Justice of the Peace.

Essex, ss. Recd Sept 5. 1866. 18 m before 10 A.M. Recd & Ex by *John Brown Reg.*

A A Keheew, et ux.  
to  
(et al)

to W. Hutchins

One #1. Pns of Atty.

Rs Stamp  
Cancelled.

Know all men by these Presents, That we Aaron A Keheew and Anna M. Keheew wife of said Aaron A. in her right, and Lucy E. Buffum singlewomen, all of Chelsea in the county of Suffolk in consideration of six hundred dollars paid by Charles W. Hutchins of Salem in the county of Essex, master mariner the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Charles W. Hutchins his heirs and assigns forever, a certain messuage situate on Buffum Street in said Salem, bounded as follows: northeasterly on said Buffum Street fifty three feet, southwesterly on land of Ezra Upton fifty three feet, northwesterly on land of William P. Buffum and Alfred A Raymond one hundred and fifty feet and southwesterly on land of grantors one hundred and fifty feet, with all the privileges and appurtenances, the same being a part of the estate which was conveyed to us in certain deeds of division of the estate of our father Edward Buffum late of said Salem deceased. To have and to hold the above granted premises with all the privileges and appurtenances thereto belonging, to the said Hutchins his heirs and assigns, to his and their use and behoof forever. And we the said grantors for ourselves and our heirs, executors and administrators, do covenant with the said Hutchins his heirs and assigns, that we are lawfully seized in fee simple of the afore granted premises, that they are free from all incumbrances,

that we have good right to sell and convey the same to the said Butchins his heirs and assigns forever as aforesaid, and that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Butchins his heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof we the said Aaron A. Kechew, Anna M. Kechew and Lucy E. Buffum have hereunto set our hands and seals this twenty fourth day of April in the year of our Lord

eighteen hundred and sixty six. } Aaron A. Kechew seal  
 Signed sealed and delivered in } Anna M. Kechew seal  
 the presence of James Popes. } Lucy E. Buffum seal

Essex ss. April 24. 1866. Then personally appeared the above named Lucy E. Buffum and acknowledged the above instrument to be her free act and deed,

Before me, James Popes, Justice of the Peace

Essex ss. Recd. Sept 5. 1866. 24 m. past 10 A.M. Rec. & Ex. by Ephm. Brown Ref.

Know all men by these Presents, That we Caleb Woodward & George Appleton the within named mortgagees in consideration of the payment of the within mortgage hereby discharge the same. In testimony whereof we have hereunto set our hands and seals this ninth day of August, 1866.

Discharge  
 B Woodward et al  
 to  
 G H Chase  
 On back M. deed  
 Rec. B. 671. L. 175

In presence of James Gale. } Caleb Woodward seal  
 Commonwealth of Massachusetts. } Geo. Appleton seal

Essex ss. Haverhill Aug 10. 1866. Then Caleb Woodward & George Appleton the above named acknowledged the above discharge to be their free act & deed

Before me, James Gale, Justice of the Peace.

Essex ss. Recd. Sept. 5. 1866. 20 m. past 11 A.M. Rec. & Ex. by Ephm. Brown Ref.

Know all men by these Presents, That I William A. Kelley in consideration that the conditions of the within mortgage have been fulfilled by the within named Thomas Roberts, hereby release and discharge the said mortgage, and remit, release and quit claim to the said Roberts his heirs and assigns forever all my right title and interest to the premises therein described. WITNESS My hand and seal this eleventh day of December, A.D. 1865.

Discharge  
 W A Kelley  
 to  
 T Roberts  
 On back M. deed  
 Rec. B. 583. L. 206

In presence of Rufus Kimball. } Wm A Kelley seal

Essex ss. December 11. 1865. Then personally appeared William A. Kelley, and ac-

and administrators shall Warrant and defend the same to the said Lucy J. Sartabee and her heirs and Assigns forever against the lawful claims and demands of all persons claiming by, through, or under me but against none other. In witness whereof I the said Augustus N. Clark, together with my wife Betty S. Clark, who joins in this conveyance, in token of her release of all right and title of or to both dower and homestead in the granted premises have hereunto set our hands and seals this first day of October in the year of our Lord one thousand eight hundred and sixty three Augustus N. Clark seal  
 Signed, sealed and delivered in presence } Betty S. Clark seal  
 of James Hale. Sarah W. Clark. } Essex, ss. October 1<sup>st</sup> 1863

Then personally appeared the above named Augustus N. Clark and acknowledged the above instrument to be his free act and deed before me —  
 . . . . . James Hale Justice of the Peace  
 Essex ss. Rec<sup>d</sup>. Oct. 21, 1863. 8m. past 11. a. m. rec<sup>d</sup>. by Ephm. Brown Clk.

George Buffum Guardian  
 to  
 Anna M. Fehew et al.  
 one #1. Ind. Rev. stamp  
 conveyance cancelled

I know all men by these presents that whereas I Moses F. Rogers of Lynn in the county of Essex and Commonwealth of Massachusetts, Guardian of George Buffum, carpenter an insane person, son of Edward Buffum late of Salem, in said County of Essex deceased, by an order of the Court of Probate, held at Haverhill within and for the said County of Essex on the nineteenth day of May in the year one thousand eight hundred and sixty three was licensed and empowered to sell and pass Deeds to convey certain real estate of the said insane person; and whereas I, the said guardian, having given public notice of the intended sale, by causing notifications thereof to be published once a week, for three successive weeks, prior to the time of sale, in the Newspaper called the Salem Gazette, printed at Salem aforesaid and having first taken the oath and given the bond, by law in such cases required, did on the sixteenth day of July in the year one thousand eight hundred and sixty three, pursuant to the order and notice aforesaid, sell by public auction, the real estate of the said insane person hereinafter described, to Anna Maria Fehew, wife of Aaron A.

Hehew, and Lucy Ellen Buffum, singlewoman, both of Chelsea in the  
 county of Suffolk for the sum of Six hundred and twenty three dollars  
 they being the highest bidders therefor. Now therefore, know ye,  
 that I, the said Moses F. Rogers, Guardian as aforesaid, by virtue of  
 the power and authority in me vested as aforesaid, and in consid-  
 eration of the aforesaid sum of Six hundred <sup>and twenty three</sup> dollars to me paid by  
 the said Anna Maria Hehew and Lucy Ellen Buffum, the receipt where-  
 of is hereby acknowledged, do, by these presents, give, grant, sell,  
 and convey unto the said Anna and Lucy one undivided fifth part  
 of the following described parcels of real estate, situate in Salem a-  
 foresaid, viz: - one parcel bounded northeasterly by Buffum Street  
 one hundred and eight feet; northwesterly by land of William P.  
 Buffum and Alfred Raymond, and bounded fifty feet; southwesterly  
 by land of Ezra Upton one hundred and eight feet, southeasterly  
 by land of Joseph H. Towne one hundred fifty feet. - The other  
 parcel bounded northeasterly by Buffum Street sixty six feet; south-  
 easterly by land now or late of Ezra Upton one hundred fifty feet; -  
 southwesterly by land now or late of said Upton sixty six feet; north-  
 westerly by land of Ingalls one hundred fifty feet. - The premises  
 being the estate of which Edward Buffum, father of said George  
 Buffum, died seized. To have and to hold the afore-granted  
 premises, with all the privileges and appurtenances to the same  
 belonging, to them the said grantees their heirs or assigns, to their  
 use and behoof forever. And I the said Moses F. Rogers for myself,  
 my heirs, Executors, and Administrators, do hereby covenant  
 with the said grantees their heirs and assigns, that in pursuance  
 of the order aforesaid, I gave public notice of the said intended sale  
 in manner aforesaid, and that I took the oath, by law required,  
 previous to fixing on the time and place of sale, and gave the bond pre-  
 vious to said sale. In witness whereof I the said Moses F. Rogers  
 Guardian as aforesaid, have hereunto set my hand and seal, this  
 twentieth day of October in the year of our Lord one thousand eight hun-  
 dred and sixty three.

Moses F. Rogers } seal  
 Guardian to said Geo. Buffum }

Rehew and Buffum, their heirs and assigns, to their use and behoof forever, so that neither the said minors, nor their heirs, or any other person or persons claiming by from or under them, or either of them, shall or will by any way or means, have claim or demand any right or title to the above released premises or to any part or parcel thereof forever. And I the said Thomas J. Gifford do covenant with the said Rehew and Buffum their heirs and assigns, that I am duly appointed guardian of said minors, having given bond for the faithful discharge of said trust: that I have full power to release and convey the interest of said minors in the above described premises in the manner aforesaid that since the death of said Edward Buffum from whom said minors inherited their interest in the above granted estate. I have not made any sale thereof or incumbrance thereon, and that I have no interest in the real estate of said Buffum adverse to that of my wards In witness whereof I the said Thomas J. Gifford have herunto set my hand and seal this twentieth day of October in the year of our Lord one thousand eight hundred sixty three.

Signed, sealed, and delivered in presence of us James Ropes } Thomas J. Gifford Guardian seal  
Essex ss. October 20, 1863. Then the above named

ed Thomas J. Gifford acknowledged the above instrument to be his free act and deed. Before me James Ropes Justice of the peace

Essex ss. Rec<sup>d</sup> Oct<sup>r</sup> 21, 1863. 27m. past 11 am. rec<sup>d</sup> by Ephm. Brown Reg<sup>r</sup>

Know all men by these presents, That I Edward S. Buffum of Chelsea in the County of Suffolk and State of Massachusetts for and in consideration of the sum of Six hundred and twenty three dollars to me in hand well and truly paid, at or before signing, sealing and delivery of these presents, by Anna Maria Rehew, wife of Aaron A. Rehew and Lucy Ellen Buffum, singlewoman, all of said Chelsea, the receipt whereof I the said Edward S. Buffum do hereby acknowledge, have granted, bargained and sold and by these presents do grant, bargain and sell unto <sup>the said</sup> Anna Maria Rehew and Lucy Ellen Buffum one undivided fifth part of the following described parcels of real estate situate in Salem in the County of Essex, viz:— one parcel bounded northeasterly by Buffum

Edward S. Buffum  
to  
Anna M. Rehew et al  
one 1/5 part. Rev. stamp  
conveyance cancelled



street one hundred and eight feet; northwesterly by land of William P. Buffum and Alfred Raymond one hundred ~~and~~ fifty feet; southwest-  
erly by land of Ezra Upton one hundred and eight feet; southeasterly  
by land of Joseph H. Towne one hundred ~~and~~ fifty feet. - The other par-  
cel bounded northeasterly by Buffum street sixty six feet; southeasterly  
by land now or late of Ezra Upton one hundred fifty feet, southwest-  
erly by land now or late of said Upton sixty six feet; northwesterly by  
land of Ingalls one hundred fifty feet. The premises being the estate  
of which my late Father Edward Buffum, died seised, and as his heir  
at law I am now the owner of one undivided fifth part thereof I do  
have and to hold the said granted and bargained premises  
unto the said Anna M. Keheew and Lucy E. Buffum, their heirs, ex-  
ecutors, administrators and assigns, to their only proper use, ben-  
efit and behoof forever, and I the said Edward S. Buffum do vouch  
myself to be the true and lawful owner of the said premises and  
have in me full power, good right and lawful authority to dispose  
of the said premises in manner as aforesaid, and I do for myself  
my heirs, executors and administrators, hereby covenant and agree  
to warrant and defend the said premises against the lawful claims  
and demands of all persons whatsoever, unto them the said Anna and  
Lucy their heirs, executors, administrators and assigns, and the un-  
designated, wife of said Edward S. Buffum hereby relinquishes all her  
right of dower and homestead in the premises in consideration of  
one dollar In witness whereof, we the said Edward S. Buffum  
and wife have hereunto set our hands and seals this twentieth day of  
October in the year of our Lord one thousand eight hundred and sixty  
three.

Edward S. Buffum . . . seal;

Signed, sealed, and delivered in } Ellen E. Buffum . . . seal

presence of Robert Morris } Suffolk ss. October 20<sup>th</sup> 1863. Then the  
above named Edward S. Buffum appeared and acknowledged the  
above instrument to be his free act and deed before me, Robert Morris justice of the peace.

Essex ss. Rec<sup>d</sup> Oct. 21, 1863. 27 m past 11. A. M. rec<sup>d</sup> by Ephm. Brown Ref.