

#470

The mortgagors hereby covenant to pay to the mortgagee monthly such sums as in the opinion of the mortgagee will liquidate the taxes, municipal assessments, and any charges in the nature of taxes, in respect to the mortgaged premises, when due.

Including as part of the realty all heating apparatus, oil burners, plumbing, gas and electric fixtures, screens, mantels, shades, screen doors, storm doors and windows, awnings 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.

In addition to insurance against fire, it is herein provided that insurance against other hazards shall be furnished in the same manner as insurance against fire.

This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale.

Witness our hands and seals this twenty-ninth day of December, 1955.

Signed and sealed in presence of

*John L. Casaly*

*Martin J. Gibbons*  
Martin J. Gibbons

*Teresa A. Gibbons*  
Teresa A. Gibbons

**Commonwealth of Massachusetts**

Middlesex, WORCESTER, SS.

Natick, December 29, 1955.

Then personally appeared the above named Martin J. Gibbons and Teresa A. Gibbons, and acknowledged the foregoing instrument to be their free act and deed, before me

*John Louis Casaly*  
Notary Public, Justice of the Peace  
JOHN LOUIS CASALY

My commission expires December 5, 1959.



Recorded Dec. 29, 1955 at 3h.52m.P.M.

**COMMONWEALTH OF MASSACHUSETTS**

NORFOLK, SS.

At a meeting of the County Commissioners for the County of Norfolk, held at Dedham, within and for said County, on the sixth day of December, 1955, by adjournment of their September meeting next preceding:-

The petition of WILLIAM E. McCARTHY and others of MEDFIELD in said County, represents as follows:-

Commonwealth of Massachusetts

Norfolk, ss.  
To the Honorable the County Commissioners of the County of Norfolk:

Respectfully represent your petitioners, inhabitants of the

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Refer to Plan No. 1706-1714-1955R&S

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Town of MEDFIELD, in said County, that common convenience and necessity require that the way known as SOUTH STREET, a public way in said town, be relocated between High Street and the Norfolk Town Line for the purpose of establishing the boundary lines of said way; making alterations in the course of width of said way; and making repairs on said way.

Wherefore your petitioners pray that said way may be relocated within the limits above specified.

Dated October 7, 1954.

William E. McCarthy  
Joseph A. Roberts  
Joseph L. Marcionette  
Marie M. Burke  
J. Fred Whittier  
Mary Mair Etienne

\* \* \* \* \*

This petition was presented to the Commissioners and duly entered at a meeting of said Commissioners, held at Dedham, aforesaid on the nineteenth day of October, 1954, by adjournment of their September meeting next preceding: and the thirtieth day of November, 1954 and two-thirty o'clock in the afternoon at the Court House in Dedham were appointed by said Commissioners as the time and place for commencing and proceeding to view the premises and they thereupon caused a copy of said petition, and of order of notice thereon, to be served upon the Clerk of the Town of MEDFIELD being the town within which such relocation of way was prayed for, fifteen days at least before the time appointed for said view: and also caused copies of an abstract of said petition and of said order of notice to be posted in two public places in said town: and to be published in the DEDHAM TRANSCRIPT a newspaper published in said County, said posting and publication having been seven days at least before the time appointed for said view, that all persons and corporations interested for or against said petition, might then and there appear and be heard if they saw fit.

And on the said thirtieth day of November, 1954, the Commissioners, Frederick A. Leavitt, Russell T. Bates and Clayton W. Nash, met at the time and place specified in said order; when and where the petitioners appeared and the town of MEDFIELD was represented by its Selectmen; and the said Commissioners then viewed the route and premises, and heard all persons and corporations interested; and no party interested objected; and thereupon the said Commissioners did adjudge that common convenience and necessity require that said way be relocated as prayed for in said petition.

And thence the same was continued and adjourned from time to time to a meeting of the Commissioners held at Dedham aforesaid on the twenty-sixth day of July, 1955, by adjournment of their June meeting next preceding; when and where upon the adjudication aforesaid, the Commissioners appointed the sixteenth day of August, 1955, and three o'clock in the afternoon at the Town Hall in MEDFIELD as the time and place when they would proceed to and take such action in relation to said adjudication as by law they might be authorized to do.

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And having given notice of such adjudication, and of the time and place appointed, and for the purpose aforesaid in the same manner as the notice and publication were given and made before first proceeding to view, the said Commissioners met at the time and place appointed and then and there heard all persons and corporations interested, and said hearing was continued and adjourned from time to time to this meeting.

And now the Commissioners, Russell T. Bates, Clayton W. Nash and Everett M. Bowker, by courses and distances, metes and bounds do relocate said South Street as prayed for in said petition.

And the lines of said relocation of said South Street are as follows:-

The westerly line begins at a stone bound which is on the Norfolk-Medfield Town Line; thence northerly by a curve with a radius of 1200.00 ft. a distance of 140.18 ft. to a stone bound; thence N-12-46-E a distance of 568.55 ft. to a stone bound; thence by a curve to the right with a radius of 2060.00 ft. a distance of 589.14 ft. to a stone bound; thence N-29-09-10-E a distance of 191.74 ft. to a stone bound; thence by a curve to the left with a radius of 1400.00 ft. a distance of 381.18 ft. to a stone bound; thence N-13-33-10-E a distance of 169.45 ft. to a stone bound; thence N-5-27-30-W a distance of 95.29 ft. to a stone bound; thence by a curve to the right with a radius of 500.00 ft. a distance of 303.23 ft. to a stone bound; thence N-29-17-20-E a distance of 145.89 ft. to a stone bound; thence N-13-33-10-E a distance of 760.26 ft. to a stone bound; thence by a curve to the right with a radius of 2060.00 ft. a distance of 345.86 ft. to a stone bound; thence N-23-10-20-E a distance of 74.65 ft. to a stone bound; thence by a curve to the left with a

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radius of 30.00 ft. a distance of 73.79 ft. to a stone bound which is on the southerly line of Noon Hill Street; thence N-22-05-40-E a distance of 77.54 ft. to a stone bound which is on the northerly side of Noon Hill Street; thence northeasterly by a curve with a radius of 244.81 ft. a distance of 166.95 ft. to a stone bound; thence by a curve to the left with a radius of 800.00 ft. a distance of 445.52 ft. to a stone bound; thence N-8-44-10-W a distance of 93.81 ft. to a stone bound; thence by a curve to the right with a radius of 860.00 ft. a distance of 323.75 ft. to a stone bound; thence N-12-50-E a distance of 310.94 ft. to a stone bound; thence by a curve to the left with a radius of 1600.00 ft. a distance of 476.36 ft. to a stone bound; thence N-4-13-30-W a distance of 272.83 ft. to a stone bound; thence by a curve to the right with a radius of 860.00 ft. a distance of 281.60 ft. to a stone bound; thence N-14-32-10-E a distance of 424.20 ft. to a stone bound; thence N-13-00-30-E a distance of 445.77 ft. to a stone bound; thence continuing on the same course a distance of 500.00 ft. to a stone bound; thence by a curve to the right with a radius of 2060.00 ft. a distance of 294.62 ft. to a stone bound; thence N-21-12-10-E a distance of 154.99 ft. to a stone bound; thence continuing on the same course a distance of 208.70 ft. to a stone bound which is on the westerly line of South Street as laid out by the Norfolk County Commissioners by Return dated May 17, 1949.

The easterly line begins at a stone bound which is on the Norfolk-Medfield Town Line, said bound being N-89-39-10-E a distance of 63.58 ft. from the first bound on the westerly line as above described; thence northerly by a curve with a radius of 1260.00 ft. a distance of 125.65 ft. to a stone bound; thence N-12-46-E a distance of 568.55 ft. to a stone bound; thence by a curve to the right with a radius of 2000.00 ft. a distance of 571.98 ft. to a stone bound; thence N-29-09-10-E a distance of 191.74 ft. to a stone bound; thence by a curve to the left with a radius of 1460.00 ft. a distance of 397.52 ft. to a stone bound; thence N-13-33-10-E a distance of 698.45 ft. to a stone bound; thence continuing on the same course a distance of 662.10 ft. to a stone bound; thence by a curve to the right with a radius of 40.00 ft. a distance of 71.77 ft. to a stone bound which is on the southerly line of Rocky Lane; thence N-12-34-10-W a distance of 51.41 ft. to a stone bound which is

on the northerly side of Rocky Lane; thence northwesterly by a curve with a radius of 33.57 ft. a distance of 45.57 ft. to a stone bound; thence by a curve to the right with a radius

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of 2000.00 ft. a distance of 315.71 ft. to a stone bound; thence N-23-10-20-E a distance of 325.39 ft. to a stone bound; thence by a curve to the left with a radius of 860.00 ft. a distance of 124.08 ft. to a stone bound; thence by a curve to the right with a radius of 41.64 ft. a distance of 65.79 ft. to a stone bound which is on the southerly line of Westview Road; thence N-3-29-05-E a distance of 40.88 ft. to a stone bound which is on the northerly line of Westview Road; thence northwesterly by a curve with a radius of 42.95 ft. a distance of 61.13 ft. to a stone bound; thence by a curve to the left with a radius of 860.00 ft. a distance of 235.74 ft. to a stone bound; thence N-8-44-10-W a distance of 93.81 ft. to a stone bound; thence by a curve to the right with a radius of 800.00 ft. a distance of 301.17 ft. to a stone bound; thence N-12-50-E a distance of 310.94 ft. to a stone bound; thence by a curve to the left with a radius of 1660.00 ft. a distance of 494.22 ft. to a stone bound; thence N-4-13-30-W a distance of 272.83 ft. to a stone bound; thence by a curve to the right with a radius of 800.00 ft. a distance of 261.95 ft. to a stone bound; thence N-14-32-10-E a distance of 425.00 ft. to a stone bound; thence N-13-00-30-E a distance of 446.57 ft. to a stone bound; thence continuing on the same course a distance of 500.00 ft. to a stone bound; thence by a curve to the right with a radius of 2000.00 ft. a distance of 286.04 ft. to a stone bound; thence N-21-12-10-E a distance of 166.90 ft. to a stone bound; thence by a curve to the right with a radius of 147.91 ft. a distance of 206.64 ft. to a stone bound which is on the westerly line of South and High Streets as laid out by the Norfolk County Commissioners by Return dated May 17, 1949; said bound being S-53-08-30-E a distance of 189.37 ft. from the last bound on the westerly line as above described.

The easterly line heretofore described, in general, is 60.00 ft. easterly from and parallel to the westerly line

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And the said Commissioners do hereby take for the purposes of a highway all the fee and rights incident to a public highway in the lands included within the lines of location hereinbefore described and the grade thereof is established all as shown upon a plan entitled "Plan and Profile showing the Relocation and Widening of a portion of South Street, Medfield between High Street and the Norfolk Town Line as made by the Norfolk County Commissioners by Return dated Dec. 6, 1955. Horizontal Scale: 1 inch = 40 feet. Vertical Scale: 1 inch = 8 feet. Wallace S. Carson, County Engineer." and signed by "Russell T. Bates, Chairman, which plan is filed herewith and made a part of this Return in accordance with the provisions of Chapter 79 of the General Laws and all acts and amendments thereof and in addition thereto.

And the said Commissioners do likewise further take all the easements in lands adjoining the location of said way as hereby established, consisting of the right to have the lands of said location protected by having the surface of the adjoining land slope from the lines of said location as indicated on said plan.

And permanent stone bounds will be erected at the termini and angles of said way relocated as aforesaid.

And it is determined by the Commissioners that all portions of the existing highway lying outside the lines herein established are hereby discontinued.

And it is determined by the Commissioners, that the Inhabitants of the Town of MEDFIELD, do within five years from the date of this Return and Order complete said way in a thorough and workmanlike manner and to the acceptance of the County Commissioners.

The travelled part of said way shall be constructed not less than thirty (30) feet in width.

Suitable sidewalks, gutters, culverts, retaining walls, fences and railings shall be constructed, wherever, in the opinion of the County Commissioners, they are needed, provided, however, no trees more than one and one half inches in diameter one foot above the ground shall be removed in the course of work done under this paragraph until the County Commissioners have been given notice of the intention to remove

to the Inhabitants of the Town of MEDFIELD.

And it is determined by the Commissioners that all the expense of making the relocation of way prescribed in this Return and Order including the expense of constructing said way, and all land and other damages and expenses incident thereto, be paid by the Inhabitants of the Town of MEDFIELD.

And the Commissioners have heard the proprietors of lands and property, rights and interests, taken or affected by these proceedings, and have considered and estimated the damages sustained in the premises, having had regard to all the damages done to the parties respectively, whether by taking their property or injuring it in any manner, and having allowed by way of set off, the benefits, if any, to the property of said parties in the premises, and do estimate and determine the damages to be paid to said parties respectively, in the sums hereafter named; the same to be paid to said parties respectively by the Inhabitants of the Town of MEDFIELD when the lands hereby taken and over which said way is hereby located, have been entered upon and possession taken for the purpose of constructing said way.

<u>Pcl. No.</u>	<u>Owner</u>	<u>Approximate Sq.Ft. Taken</u>	<u>Tax Al- lowance</u>	<u>Award</u>
1.	Agnes M. Hall	700	-	1.00
		Slope easement		
1a.	Sumner D. Hersey, Inc. Mtg: Merchants Cooperative Bank	Slope easement	-	1.00

<u>Pcl. No.</u>	<u>Owner</u>	<u>Approximate Sq.Ft. Taken</u>	<u>Tax Al- lowance</u>	<u>Award</u>
1b.	Sumner D. Hersey, Inc. Mtg: Merchants Cooperative Bank	Slope easement	-	1.00
1c.	Sumner D. Hersey, Inc. Mtg: Merchants Cooperative Bank	Slope easement	-	1.00
1d.	Sumner D. Hersey, Inc. Mtg: Merchants Cooperative Bank	Slope easement	-	1.00
1e.	Way	Slope easement	-	None
2.	Joseph P. DiBlasi Mtg: Merchants Cooperative Bank Mtg: Wayland Lumber & Home Centre Inc.	400	-	1.00
		Slope easement		
2a.	North Avenue Inc. Mtg: Merchants Cooperative Bank	2400	.02	1.00
		Slope easement		
2b.	North Avenue Inc. Mtg: Merchants Cooperative Bank	4700	.05	1.00
		Slope easement		
2c.	North Avenue Inc. Mtg: Merchants Cooperative Bank	6800	.07	1.00
		Slope easement		

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2d.	North Avenue, Inc. Mtg: Merchants Cooperative Bank	2500	.03	1.00
3.	Robert W. Ramsdell and Catherine R. Bramman	7680	.08	1.00
4.	David P. Bramman et ux Mtg: Dedham Institution for Savings	570	.02	1.00
5.	Herbert S. Sargent et ux Mtg: Meeting House Hill Cooperative Bank	2360	.09	1.00
6.	Birger G. Holm Ld. Ct. Cert. #50326, Bk. 252, P. 126 Mtg: Frederic J. Muldoon, Admr. Mtg: Union Savings Bank of Boston	2204	.07	1.00
7.	Birger G. Holm Ld. Ct. Cert. #50326, Bk. 252, P. 126 Mtg: Frederic J. Muldoon, Admr.	7278	.22	75.00
8.	Ross K. Wilson et ux Ld. Ct. Cert. #53843, Bk. 270, P. 43 Mtg: Dedham Cooperative Bank	3683	.11	40.00
9.	Hazel R. O'Connell Ld. Ct. Cert. #51196, Bk. 256, P. 196	3126	.09	15.00
10.	Harold W. Robie et ux Ld. Ct. Cert. #50425, Bk. 253, P. 25 Mtg: Norwood Cooperative Bank	2879	.08	65.00
		Approximate		
Pel. No.	Owner	Sq. Ft. Taken	Tax Allowance	Award
11.	Alvin K. Avery et ux Ld. Ct. Cert. #50327, Bk. 252, P. 127 Mtg: Union Savings Bank of Boston	2503	.07	65.00
12.	Mark Hollingsworth et ux Ld. Ct. Cert. #54887, Bk. 275, P. 87 Mtg: Waltham Savings Bank Mtg: Reubenia Mc. Hollingsworth	14572	.06	1.00
13.	Margaret H. Allen	7190	.03	1.00
14.	Harry F. Spear et ux Mtg: Norfolk County Trust Co.	180	.01	1.00
15.	Charles M. Clark et ux Mtg: Neponset Credit Union	160	.01	1.00
16.	Raymond E. Lord et ux Mtg: The Provident Institution for Savings in the Town of Boston	1530	.07	15.00
17.	Robert Y. Justis et ux	1450	.02	15.00
18.	Florence M. Wise	230	.01	1.00
18a.	George A. Stuart et ux Mtg: Norwood Cooperative Bank	Slope easement	-	1.00
19.	Malcolm R. Haskell et ux Mtg: Warren Institution for Savings	2210	.05	15.00
20.	Charles H. Rayner, Jr. et ux Mtg: Benjamin Franklin Savings Bank	1580	.06	15.00



21.	John W. Kellar Jr. et ux Mtg: West Newton Savings Bank	Slope easement	1720	.05	50.00
22.	Erwin A. Seidel et ux Mtg: Helen C. E. Euerle	Slope easement	2350	.07	50.00
23.	Erwin A. Seidel et ux	Slope easement	3030	.04	10.00
24.	Robert E. Allen et ux Mtg: Newton Cooperative Bank	Slope easement	3600	.06	10.00
25.	Marguerite Allan	Slope easement	5020	.07	10.00
26.	Charlotte E. Sandstrom Mtg: Medway Cooperative Bank	Slope easement	1030	.05	10.00
27.	William R. Porter, Jr.	Slope easement	1780	.01	25.00
28.	Graeme Elliott et ux Mtg: Boston Five Cents Savings Bank	Slope easement	3140	.03	25.00

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<u>Pcl.</u> <u>No.</u>	<u>Owner</u>		<u>Approximate</u> <u>Sq.Ft.</u>	<u>Tax Al-</u> <u>lowance</u>	<u>Award</u>
29.	Margaret H. Allen	Slope easement	1130	.01	1.00
30.	Edward R. Perry et ux Mtg: Suffolk Savings Bank for Seamen and others Mtg: Warren Institution for Savings	Slope easement	350	.01	1.00
31.	Eugene W. Preston et ux Ld.Ct.Cert.#47531,Bk.238,P.131	Slope easement	1240	.02	1.00
32.	Catherine B. Ramsdell Ld.Ct.Cert.#54546,Bk.273,P.146 Mtg: Dedham Institution for Savings	Slope easement	726	-	1.00
33.	Catherine B. Ramsdell Mtg: Dedham Institution for Savings	Slope easement	630	-	1.00
33a.	Charles E. Gilbert 2nd, et ux Mtg: Union Savings Bank of Boston	Slope easement		-	1.00
33b.	Stanley W. Stephenson Jr. et ux Mtg: Suffolk First Federal Savings and Loan As- sociation of Boston	Slope easement		-	1.00
34.	Mary T. Dennett	Slope easement	90	.01	1.00
34a.	John W. Gledhill et ux Mtg: Needham Cooperative Bank	Slope easement		-	1.00
35.	Birger Holm Mtg: Union Savings Bank of Boston	Slope easement	2400	.03	1.00
36.	Delmer Kelley	Slope easement	4900	.05	10.00
38.	Sumner D. Hersey Inc. Mtg: Merchants Cooperative Bank	Slope easement	1650	-	1.00

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39.	Joseph S. and Paul L. Barbieri Mtg: Merchants Cooperative Bank Mtg: Wayland Lumber & Home Centre Inc.	800 Slope easement	-	1.00
40.	Romann Company, Inc. Mtg: Merchants Cooperative Bank Mtg: Wayland Lumber & Home Centre Inc.	1720 Slope easement	-	1.00
41.	Joseph S. and Paul L. Barbieri Mtg: Merchants Cooperative Bank Mtg: Wayland Lumber & Home Centre Inc.	2050 Slope easement	-	1.00
42.	Way	2680	.01	None
43.	Romann Company Inc. Mtg: Merchants Cooperative Bank Mtg: Wayland Lumber & Home Centre Inc.	8100 Slope easement	.02	1.00
Pcl. No.	Ownerq	Approximate Sq.Ft. Taken	Tax Al- lowance	Award
44.	Joseph S. and Paul L. Barbieri Mtg: Merchants Cooperative Bank Mtg: Wayland Lumber & Home Centre Inc.	11930 Slope easement	.02	1.00
45.	Romann Company, Inc. Mtg: Merchants Cooperative Bank Mtg: Wayland Lumber & Home Centre Inc.	7000 Slope easement	.01	1.00
46.	Joseph S. and Paul L. Barbieri Mtg: Merchants Cooperative Bank Mtg: Wayland Lumber & Home Centre Inc.	930 Slope easement	-	1.00
46a.	Romann Company, Inc. Mtg: Merchants Cooperative Bank Mtg: Wayland Lumber & Home Centre Inc.	Slope easement	-	1.00
47.	Romann Company, Inc. Mtg: Merchants Cooperative Bank Mtg: Wayland Lumber & Home Centre Inc.	250 Slope easement	-	1.00
47a.	Sumner D. Hersey, Inc. Mtg: Merchants Cooperative Bank	3000 Slope easement	.01	1.00
47b.	Way	2300 Slope easement	-	-
48.	Sumner D. Hersey, Inc. Mtg: Merchants Cooperative Bank	3200 Slope easement	.01	1.00
48a.	Sumner D. Hersey, Inc. Mtg: Merchants Cooperative Bank	2650 Slope easement	.01	1.00
48b.	Sumner D. Hersey, Inc. Mtg: Merchants Cooperative Bank	3000 Slope easement	.01	1.00
48c.	Sumner D. Hersey, Inc. Mtg: Merchants Cooperative Bank	3300 Slope easement	.01	1.00
49.	Hattie B. and H. Olive Day	6000 Slope easement.	.01	1.00
TOTAL				\$ 566.00

And having heard the proprietors of lands and property,  
rights and interests, taken or affected by these proceedings,  
the Commissioners direct that all said proprietors shall have  
the right to take off their timber, wood and trees and to  
remove their buildings, structures, hedges, walls and fences  
from the lands so taken, at any time within two months from  
the date on which entry is made or possession taken for the pur-  
pose of constructing said way.

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RUSSELL T. BATES

CLAYTON W. NASH

EVERETT M. BOWKER

COUNTY COMMISSIONERS  
COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

At a meeting of the County Commissioners, held at  
Dedham, on Tuesday, the sixth day of December, 1955, by adjourn-  
ment of their September meeting next preceding:-

ORDERED: that the foregoing Return and Order be  
filed, accepted and recorded, and that an attested copy thereof be  
transmitted to the Clerk of the Town of MEDFIELD within which  
the limits of said highway described therein lies, that the same  
may be recorded by said Clerk, within ten days, in the book of  
records kept in said town for that purpose.

RUSSELL T. BATES

CLAYTON W. NASH

EVERETT M. BOWKER

COUNTY COMMISSIONERS

A true copy,

ATTEST: A. C. Kelby Asst. CLERK

Recorded Dec. 29, 1955 at 4h.P.M.

SUFFOLK SAVINGS BANK FOR SEAMEN AND OTHERS, mortgagee and present holder of  
mortgage from Anthony P. Pellegrino and Cecelia M. Pellegrino  
to said Suffolk Savings Bank for Seamen and Others, dated September 1st, 1955  
recorded with Norfolk Registry of Deeds, in Book 3402, Page 192