

# 10

1851

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I, James E. Tonry being unmarried of Weymouth, Norfolk County, Massachusetts, for consideration paid, grant to the Merchants Co-operative Bank, situated in Boston, Suffolk County, Massachusetts, with MORTGAGE COVENANTS to secure the payment of twelve hundred dollars and interest and fines as provided in a note of even date, the land with the buildings thereon situated in QUINCY in said County of Norfolk comprising lot fifty-one as shown on plan of "Montclair" by H. T. Whitman, Surveyor recorded with Norfolk Deeds at the end of Book 669 bounded and described as follows; easterly by Montclair Avenue, fifty-six and 46/100 feet; northerly by lot fifty-two on said plan, one hundred eighty-six and 4/10 feet; westerly by land of owners unknown twenty-five feet; and southerly by lot fifty on said plan one hundred eighty-four and 3/10 feet; Containing 7515 square feet of land be any or all of said measurements, more or less. Being part of the premises conveyed to me by said Corporation by deed herewith to be recorded and being hereby conveyed subject to the restrictions therein referred to. It is agreed that all furnaces, heaters, ranges, gas and electric light fixtures and all other fixtures of whatever kind and nature at present contained or hereafter installed in said buildings are to be considered as annexed to and forming a part of the freehold. I hereby transfer and pledge to the said mortgagee six shares in the one hundred twenty-ninth series of its capital stock as collateral security for the performance of the conditions of this mortgage and said note upon which shares said sum of twelve hundred dollars has been advanced to me by the mortgagee. The monthly payments under this mortgage are twelve and 50/100 dollars. In the event of an assignment of this mortgage interest on the unpaid balance of the principal shall be at the rate of 6 1/2 per cent. per annum. This mortgage is upon the statutory co-operative Bank mortgage condition, for any breach of which the mortgagee shall have the statutory co-operative Bank power of sale.

WITNESS my hand and seal this eighth day of June 1925.

Tonry  
to  
Merchants Co-op.  
Bk.

Discharge of R. 1674 P. 185

) James E. Tonry (seal)

Commonwealth of Massachusetts. Suffolk ss. June 15, 1925. Then personally appeared the above named James E. Tonry and acknowledged the foregoing instrument to be his free act and deed, before me, Frank M. Perry, Justice of the Peace.

Rec'd. & entered for record June 29, 1925 at 3h.07m. P.M.

COMMONWEALTH OF MASSACHUSETTS.

Norfolk ss. At a meeting of the county commissioners of the Counties of Norfolk and Plymouth, acting as joint board under the provisions of Chapter

Counties of Norfolk  
& Plymouth  
Taking

446, acts of 1923 approved May 24, 1923 and said act having been duly accepted by the County Commissioners of the County of Norfolk and the County Commissioners of the County of Plymouth held at Boston in the County of Suffolk on the first day of June 1925 by adjournment of their meeting next preceding; The said joint board under the authority conferred by said act and in accordance with the provisions thereof at a regularly adjourned meeting held at Hingham in said County of Plymouth on the fourth day of January 1924 appointed the eighteenth day of February then next and ten o'clock in the forenoon at the town office in said Hingham as the time and place for hearing all parties who might desire to be heard regarding the relocation and reconstruction of Hull Street in the towns of COHASSET in the County of Norfolk and Hingham in the County of Plymouth and they thereupon caused notice thereof to be served upon the clerks of the towns of Cohasset and Hingham, respectively, thirty days at least before the time appointed for said hearing and also caused copies of said order of notice to be posted in two public places in each of said towns and also gave notice to all persons interested by causing a like copy to be published three weeks successively in the Cohasset Cottager and in the Hingham Journal, newspapers published in said Counties, said posting and the last publication of said copy in each of said newspapers having been fourteen days at least before the time appointed for said hearing, that all persons and corporations interests might then and there appear and be heard if they saw fit. And on the said eighteenth day of February 1924, the joint board, to wit; Evan F. Richardson, Edward W. Hunt and Frederick A. Leavitt, County Commissioners of the County of Norfolk and Frederick T. Bailey, Jere B. Howard and Charles A. Beal, County Commissioners of the County of Plymouth met at the time and place specified in said order and the said commissioners then heard all persons and corporations interested. And thereupon the said joint board did adjudge that public necessity and convenience require the alterations of the lines and grades of said Hull Street. And upon the adjudication aforesaid, the said joint board appointed the thirty-first day of March 1924, at the town office in said Hingham as the time and place when and where they would proceed to further hear all parties interested and take such action in relation to said adjudication as by law they might be authorized to do. 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 joint board met at the time and place appointed and then and there heard all persons and corporations interested and said hearing was thence adjourned and continued from time to time to this meeting.

See Plan Book 104 Plans 526 to 528 incl 1925

And thence the same was continued and adjourned to a meeting of said joint board held at said Hingham on the seventh day of April 1924 when and where said joint board further considered the matter of said relocation of said Hull Street and thence the same was continued and adjourned from time to time to this meeting. And now the said joint board acting under the authority so conferred by said act and in accordance with the provisions thereof, by courses and distances, metes and bounds do relocate said Hull Street in the towns of Cohasset and Hingham aforesaid. And the lines of said Hull Street as hereby relocated are as follows; The westerly line begins at a stone bound in the present northerly line of East Street and the westerly line of Hull Street at land of William F. Skilton in the Town of Hingham, thence N.60-59-20 E.86.31 ft. by land of said William F. Skilton to a stone bound; thence N.50-50-30 E. by land of the Old Colony Railroad Company, N.Y. N.H. & H.R.R. Co., Lessee, 255.29 ft. to a Hingham Highway bound at land of Martha B. Ripley; thence N.35-46-50 E.49.21 ft. to a Hingham Highway bound; thence N.28-40-40 E.696.53 ft. to a Hingham Highway Bound; thence by a 259.58 ft. radius curve to the right 69.58 ft. to a stone bound; thence N.44-02-10 E. 421.70 ft. to a stone bound; thence by a 499.51 ft. radius curve to the left 422.70 ft. to a stone bound; thence N.4-27-40 W.144.87 ft. to a stone bound; thence by a 1430.07 ft. radius curve to the right 199.67 ft. to a stone bound; thence N.3-32-20 E.105.26 ft. to a stone bound; thence by a 732.73 ft. radius curve to the left 419.79 ft. to a stone bound; thence N.29-17-10 W.87.20 ft. to a bolt; thence by a 437.44 ft. radius curve to the right 273.26 ft. to a stone bound; thence by a 18.50 ft. radius curve to the left 34.50 ft. to a stone bound in the southerly line of Canterbury St.; thence beginning at a bolt in the northerly line of said Canterbury Street bearing N.17-35-40 E. and distant 56.04 ft. from the last described bound; thence easterly and northerly by a 35.00 ft. radius curve 37.68 ft. to a stone bound; thence by a 995.04 ft. radius curve to the right 501.51 ft. to a stone bound; thence N.46-50-20 E.73.50 ft. to a stone bound; thence by a 421.88 ft. radius curve to the left 306.80 ft. to a stone bound; thence N.5-10-20 E.215.95 ft. to a stone bound; thence by a 278.39 ft. radius curve to the right 106.68 ft. to a stone bound; thence N.27-05-20 E.241.43 ft. to a stone bound; thence by a 488.92 ft. radius curve to the left 91.33 ft. to a bolt; thence N.16-23-10 E. 162.71 ft. to a stone bound in the present westerly line of Hull Street; thence continuing in said westerly line of Hull Street N 2-37-30 E.49.09 ft. to a stone bound; thence N.0-34-00 E.161.48 ft. in said westerly line to a stone bound; thence N.2-35-50 E.124.64 ft. in said line to a stone bound; thence N.8-10-10 E.137.77 ft. in said line to a stone bound; thence in said line N.34-18-20 E.19.39 ft. to a stone bound; thence in said line N.53-12-20 E.41.12 ft. to a stone bound; thence in said line N.64-16-10 E.101.01 ft.

to a stone bound; thence N.16-23-10 E.364.17 ft. to a stone bound; thence by a 345.62 ft. radius curve to the right 130.31 ft. to a stone bound; thence N.37-59-20 E.114.50 ft. to a stone bound in the present westerly line of Hull Street and distant 4.61 ft. from the bolt at the easterly end of the southerly line of Rockland Street. The easterly line begins at a stone bound in the present northerly line of East Street and the present easterly line of Hull Street in the Town of Hingham said bound bearing N.84-15-10 E. and being distant 315.64 ft. from the point of beginning of the westerly line; thence westerly and northerly in said easterly line of Hull Street by a 48.16 ft. radius curve 108.07 ft. by land of James Christie to a stone bound; thence N.33-40-50 E. by land of said Christie and land of the said Old Colony Railroad Company 129.76 ft. to a stone bound; thence continuing in said easterly line of Hull Street N.81-01-30 E.17.05 ft. to a stone bound; thence N.25-18-10 E. in said easterly line of Hull Street 133.34 ft. to a stone bound; thence N.26-15-10 E. in said street line 151.91 ft. to a stone bound; thence N.29-53-10 E. in said street line 323.94 ft. to a stone bound in the southerly drive at residence of Fred B. Fisher; thence N.29-10 E. 88.54 ft. to a bolt in wall; thence by a 150.00 ft. radius curve to the right 38.93 ft. to a stone bound in the northerly drive at residence of Fred B. Fisher; thence N.44-02-10 E.466.94 ft. to a stone bound; thence by a 488.16 ft. radius curve to the right 103.35 ft. to a stone bound at the present southerly corner of Cedar Street and Hull Street; thence beginning at a stone bound in the northerly line of Cedar Street: said bound bearing N.37-47-00 E. and being 240.33 ft. distant from the last above described bound; thence westerly and northerly by a 66.33 ft. radius curve 153.50 ft. to a stone bound; thence by a 549.51 ft. radius curve to the left 91.06 ft. to a stone bound; thence N.4-27-40 W.144.87 ft. to a bolt in ledge; thence by a 1380.07 ft. radius curve to the right 192.69 ft. to a stone bound; thence N.3-32-20 E.247.44 ft. to a stone bound; thence by a 300.0 ft. radius curve to the left 171.87 ft. to a stone bound; thence N.29-17-10 W.229.33 ft. to a bolt; thence by a 387.44 ft. radius curve to the right 260.96 ft. to a stone bound; thence by a 26.00 ft. radius curve to the right 33.55 ft. to a bolt in the southerly line of Lambert's Lane; thence beginning at a stone bound in the northerly line of said Lambert's Lane at a point bearing N.22-40-30 E. and being 46.28 ft. distant from the last above described bound; thence westerly and northerly by a 16.0 ft. radius curve 32.11 ft. to a stone bound; thence by a 945.04 ft. radius curve to the right 458.58 ft. to a bolt in the driveway at land of Anselm L. Beal; thence N.46-50-20 E.73.50 ft. to a stone bound; thence by a 471.88 ft. radius curve to the left 343.15 ft. to a stone bound; thence N.5-10-20 E.215.95 ft. to a bolt; thence by a 228.89 ft. radius

curve to the right 87.55 ft. to a stone bound; thence N.27-05-20 E.241.43 ft. to a stone bound; thence by a 538.92 ft. radius curve to the left 100.57 ft. to a stone bound; thence N.16-23-10 E.1106.45 ft. to a stone bound; thence by a 295.62 ft. radius curve to the right 111.46 ft. to a stone bound; thence N.37-59-20 E.151.17 ft. to a stone bound; thence by a 16.48 ft. radius curve to the right 17.98 ft. to a stone bound in the southerly line of Jerusalem Rd. said bound bearing N.84-57-40 E.68.40 ft. and S.79-30-40 E.10.0 ft. from the last described bound at the northerly end of the westerly line as above described. Said lines are shown in red upon a plan entitled "Plan showing the Relocation and Alteration of Hull Street in the Towns of Cohasset and Hingham between East Street, Hingham and Jerusalem Road, Cohasset as made by the Norfolk and Plymouth County Commissioners, acting as a joint board under authority of Chapter 446. Acts of 1923, Evan F. Richardson, Chairman, from surveys made by Walter B. Foster, C.E., and Hartley L. White, Norfolk County Engineer Scale 1 inch - 40 feet, and dated May 1925." And said joint board under and by virtue of the provisions of said chapter 446 of the Acts of 1923 hereby takes for the purposes of a highway as aforesaid all the lands included within the lines of relocation hereinbefore described and as shown on the plan hereinbefore referred to and made a part hereof in so far as such lands may lie outside the limits of said way as heretofore defined. And permanent stone or concrete bounds, not less than three feet long, two feet of which at least shall be inserted in the earth will be erected at the termini and angles of the way relocated as aforesaid when practicable and when not so, a heap of stones, a living tree, a permanent rock or the corner of an edifice will be a substitute or said bounds may be permanent stone or concrete bounds not less than three feet long with holes drilled therein and filled with lead placed a few inches below the travelled part of the street or way. And the said joint board has heard the proprietors of lands and property, rights and interests taken or affected by these proceedings and has 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 in the first instance by the County of Norfolk as provided by said Chapter 446 of the Acts of 1923 and do award damages sustained by persons in their property by reason of the taking hereby made as follows;

Cohasset

Dominic Sorrentino

\$28.00

Jasper L.Huntington	\$ 5.00
Edward Deary	10.00
Adeline P.Tisdale	1.00
Christine Brickett	1.00
Luvan C.Hyde	1.00
Lawrence Peterson	1.00
Trustees M.E.Church	5.00
Anselm L.Beal	40.00
Darius D.Reynolds	20.00
Kate E.MacLean	1.00
Sarah B.Beal	105.00
Frank & Barbara Meallo	2107.00
Sarah J.Happenny	232.00
Francesco Lagrattaria)	
Salvatore Signaelle )	462.00
Lavinia B.Young	40.00
Timothy E.Burnes	650.00
Fitz-Henry Smith	150.00
John Dymont	70.00
Nantasket Library, Inc.	1.00
	<u>\$3930.00</u>
Hingham	
James Christie	1.00
Fred B.Fisher	1.00
William F.Skilton	25.00
Jane A.Hill	10.00
John F.Stackpole, Trustee	120.00
Janet C.Brickett	4.00
Harriet R.Richards	25.00
Ethel E.Sherman	100.00
Edward De W.MacCord	5.00
Edwin A.Mead	25.00
Harriet A.Foley	100.00
Emma R.Vickery	30.00
Ira G.Adams et al	1.00
Mary A.Mead	47.00
James A.Anderson	35.00
Mary L.Tirrell	60.00
Isadora Hicks	25.00
James D.Bates	30.00
Ralph V.Bates	20.00

Alice M.Clark	\$ 3.00
Odell O.Smith	1000.00
John McW.Foley et al	432.00
Viola Snell	182.00
Abbie L.Bates	1.00
Carrie L.Wade	75.00
Edw.J.Fitzpatrick	225.00
Jane L.MacEachern	<u>260.00</u> \$2842.00

And the said joint board do further direct that all said proprietors shall have the right to take off their timber, wood and trees and to remove their building, structures, hedges, walls and fences from the lands so taken at any time within thirty days from the date of this return and order.

Evan F.Richardson	)	County Commissioners
Edward W.Hunt	)	of the Counties
Frederick A.Leavitt	)	of Norfolk and
Frederic T.Bailey	)	Plymouth acting as a
Jere B.Howard	)	joint board under
	)	the provisions of
	)	Chapter 446 of the
Charles S.Beal	)	Acts of 1923.

A true copy, Attest; Frederic T. Bailey, Clerk of Joint Board.

Rec'd. & entered for record June 27, 1925 at 9h.15m.A.M.

The Home Savings Bank (located at Boston, Mass.) holder of a mortgage given by Harold B. Barney to said Home Savings Bank, dated April 25, 1922 recorded with Norfolk Deeds, Book 1514, page 473 and Pearle B. Waterman being the present owner of the equity of redemption of the mortgaged premises, agree for itself and herself and their respective successors, heirs, representatives and assigns that the time provided in said mortgage for payment of the principal sum now secured thereby namely; five thousand (5,000) dollars is hereby extended to April 25, 1928 and the rate of interest from April 25, 1925 shall be five and one-half (5½) per centum per annum payable semi-annually on the dates required by the note. And said owner covenants to punctually perform and observe the conditions and covenants of said mortgage as hereby extended and to pay the principal and interest secured thereby when due and payable hereunder. Provided however and this extension is made by said Bank on condition that said owner and said owner's successors in title perform and observe all the foregoing covenants on owner's part to be performed and observed; and on failure to so perform and observe sale may be made as in said mortgage provided, as if this extension had not been made.

IN WITNESS WHEREOF said

Bank has caused its corporate seal to be hereto affixed and these presents

Home Savs.  
with  
Waterman