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The Mortgagor covenants to pay promptly all insurance premiums and water charges; and covenants that, in case all taxes and assessments, water charges and insurance premiums are not paid when due, in addition to any remedy provided by law or herein, the Mortgagee shall have the right to pay the same or any of them, and to add to the principal sum due hereunder any amounts so paid; that if the debt secured hereby shall not be paid when due, the Mortgagee shall be entitled to thirty days' notice in writing before payment, unless foreclosure proceedings have been begun; that in case any default occurs in any condition of this mortgage, 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; that in case proceedings to foreclose have been begun, the Mortgagee shall be entitled to collect all costs, charges, and expenses up to the time of payment.

This mortgage is upon the **Statutory Condition** and upon the further conditions that all covenants on the part of the mortgagor herein contained shall be kept and fully performed, for any breach of any of which conditions the mortgagee shall have the **Statutory Power of Sale**

Witness our hand & seal this 16<sup>th</sup> day of June 19 58

Signed and sealed in presence of

*[Signature]*

*[Signature]*  
*[Signature]*

Commonwealth of Massachusetts

Suffolk, ss.

Boston, June 16<sup>th</sup>

A. D. 19 58

Then personally appeared the above named **Kenneth L. Guyton and Mildred C. Guyton**

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*[Signature]*  
~~XXXXXXXXXXXX~~  
Notary Public.

My commission expires

June 30, 1952

Recorded June 16, 1958 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 twentieth day of May, 1958, by adjournment of their April meeting next preceding:-

The petition of THEODORE CHASE and others of DOVER 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 Town of DOVER in said County, that common convenience and necessity require that the way known as CENTRE STREET, a public way in said town, be relocated between Station 37 + 81.93 and the Medfield Town Line for the purpose of establishing the boundary lines of said way; making alterations in the course or width of said way; and making repairs on said way.

See Vol. 3644 P. 52.  
Refer to Plan No. 604-613-1958 PL. Book 205.

Wherefore your petitioners pray that said way may be re-located within the limits above specified.

Dated July 10, 1956

Theodore Chase	} Planning Board	Selectman of the Town of Dover
Thomas S. McGill		Selectman of the Town of Dover
George L. Sargent		Selectman of the Town of Dover
Leah D. Smith		
John M. Devine, Jr.		
Finley Perry		

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\* \* \* \* \*

This petition was presented to the Commissioners and duly entered at a meeting of said Commissioners, held at Dedham, on the twenty-eighth day of August, 1956, by adjournment of their June meeting next preceding; and the thirtieth day of October, 1956, and two-thirty o'clock in the afternoon at the Court House in said 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 DOVER, 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 and place 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 October, 1956, the Commissioners, Russell T. Bates, Clayton W. Mash and Everett M. Bowker, met at the time and place specified in said order, when and where the petitioners appeared and the Town of DOVER 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 said Commissioners held at Dedham aforesaid on the twenty-ninth day of October, 1957, when and

where upon the adjudication aforesaid, the Commissioners appointed the twenty-sixth day of November, 1957 and three-thirty o'clock in the afternoon at the Town Hall in the town of DOVER 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.

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 said Commissioners, by courses and distances, metes and bounds, do relocate said CENTRE STREET as prayed for in said petition.

And the lines of said relocation of said CENTRE STREET are as follows:-

The westerly line begins at a stone bound on the Medfield- Dover Town Line; thence N-35-48-30-E a distance of 301.01 ft. to a stone bound; thence N-44-19-E a distance of 411.34 ft. to a stone bound; thence by a curve to the left with a radius of 800.00 ft. a distance of 507.39 ft. to a stone bound; thence N-3-26-50-E a distance of 150.49 ft. to a stone bound; thence by a curve to the right with a radius of 1260.00 ft. a distance of 638.42 ft. to a stone bound; thence N-32-28-40-E a distance of 554.93 ft. to a stone bound; thence by a curve to the right with a radius of 3260.00 ft. a distance of 279.04 ft. to a stone bound; thence by a curve to the right with a radius of 1660.00 ft. a distance of 352.54 ft. to a stone bound; thence N-49-33-E a distance of 352.54 ft. to a stone bound; thence by a curve to the left with a radius of 1000.00 ft. a distance of 545.42 ft. to a stone bound; thence N-18-18-E a distance of 217.10 ft. to a stone bound; thence by a curve to the right with a radius of 1060.00 ft. a distance of 562.47 ft. to a stone bound; thence N-48-42-10-E a distance of 450.00 ft. to a stone bound; thence continuing on the same course a distance of 454.10 ft. to a stone bound; thence by a curve to the left with a radius of 300.00 ft. a distance of 100.94 ft. to a

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stone bound; thence N-29-25-30-E a distance of 369.04 ft. to a stone bound; thence by a curve to the right with a radius of 300.00 ft. a distance of 210.97 ft. to a stone bound; thence N-69-43-E a distance of 403.68 ft. to a stone bound; thence N-89-58-30-E a distance of 194.81 ft. to a stone bound; thence by a curve to the left with a radius of 244.98 ft. a distance of 85.13 ft. to a stone bound; thence by a curve to the left with a radius of 700.00 ft. a distance of 486.76 ft. to a stone bound; thence by a curve to the left with a radius of

1041.23 ft. a distance of 117.47 ft. to a stone bound; thence N-23-45-30-E a distance of 458.09 ft. to a stone bound; thence by a curve to the right with a radius of 860.00 ft. a distance of 136.67 ft. to a stone bound; thence N-32-51-50-E a distance of 282.91 ft. to a stone bound; thence by a curve to the left with a radius of 800.00 ft. a distance of 315.59 ft. to a stone bound; thence N-10-15-40-E a distance of 132.57 ft. to a stone bound; thence by a curve to the right with a radius of 860.00 ft. a distance of 289.06 ft. to a stone bound; thence N-29-31-10-E a distance of 163.34 ft. to a stone bound which is on the westerly line of Centre Street as laid out by the Norfolk County Commissioners by Return dated December 13, 1949.

The easterly line begins at a stone bound on the Medfield-Dover Town Line, said bound being N-89-24-30-E a distance of 94.01 ft. from the first bound on the westerly line as above described; thence N-39-47-10-E a distance of 649.44 ft. to a stone bound; thence by a curve to the left with a radius of 860.00 ft. a distance of 545.44 ft. to a stone bound; thence N-3-26-50-E a distance of 150.49 ft. to a stone bound; thence by a curve to the right with a radius of 1200.00 ft. a distance of 608.01 ft. to a stone bound; thence N-32-28-40-E a distance of 554.93 ft. to a stone bound; thence by a curve to the right with a radius of 3200.00 ft. a distance of 273.90 ft. to a stone bound; thence by a curve to the right with a radius of 1600.00 ft. a distance of 339.80 ft. to a stone bound; thence N-49-33-E a distance of 352.54 ft. to a stone bound; thence by a curve to the left with a radius of 1060.00 ft. a distance of 578.14 ft. to a stone bound; thence N-18-18-E a distance of 217.10 ft. to a stone bound; thence by a curve to the right

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with a radius of 1000.00 ft. a distance of 530.63 ft. to a stone bound; thence N-48-42-10-E a distance of 450.00 ft. to a stone bound; thence continuing on the same course a distance of 454.10 ft. to a stone bound; thence continuing on the same course a distance of 547.28 ft. to a stone bound; thence by a curve to the right with a radius of 1200.00 ft. a distance of 447.39 ft. to a stone bound; thence N-70-03-50-E a distance of 261.35 ft. to a stone bound; thence by a curve to the left with a radius of 760.00 ft. a distance of 528.48 ft. to a stone bound; thence N-30-13-20-E a distance of 302.01 ft. to a stone bound; thence N-17-14-40-E a distance of 192.47 ft. to a stone bound; thence by a curve to the right with a radius of 800.00 ft. a distance of 218.09 ft. to a stone bound; thence N-32-51-50-E a distance of 282.91 ft. to a stone bound; thence by a curve to the left with a radius of 860.00 ft. a distance of 339.26 ft. to a stone bound; thence N-10-15-40-E a distance of 132.57 ft. to a stone bound; thence by a curve to the right with a radius of 800.00 ft. a distance of 268.90 ft. to a stone bound; thence N-29-31-10-E a distance of 163.34 ft. to a stone bound which is on the easterly line of Centre Street as laid out by the Norfolk County Commissioners by Return dated December 13, 1949; said bound being S-60-28-50-E a distance of 60.00 ft. from the last bound on the westerly line as above described.

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

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 CENTRE STREET, DOVER from the Medfield Town Line Northerly to Station 37 + 81.93 as made by the Norfolk County Commissioners by Return dated May 20, 1958. 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 with the exception of that portion between Stations 85+0 and 88+50; also between Stations 93+0 and 96+0; and also between Stations 98+0 and 100+50; which discontinuance shall not take effect until a sufficient travelled way adjacent thereto within the new location has been completed and opened for use by the public.

And it is determined by the Commissioners that the Inhabitants of the Town of DOVER, 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 such trees and their assent thereto in writing has been given to the Inhabitants of the Town of DOVER.

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 DOVER.

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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 DOVER 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>Pol. No.</u>	<u>Owner</u>	<u>Approximate Sq.Ft. Taken</u>	<u>Tax Allowance</u>	<u>Award</u>
1.	Wardner Farm Trust Edmund Rice et al, Trustees	11250 Slope easement	1.82	100.00
2.	Stephen Mead et ux Mtg: First National Bank of Boston	120 Slope easement	.01	1.00
3.	Stephen Mead et ux Mtg: First National Bank of Boston	2100 Slope easement	.23	10.00
4.	Edmund Rice et ux Mtg: Edmund Rice et al, Executors under Will of Winthrop A. Harvey	31000 Slope easement	3.02	150.00
5.	Edmund Rice et ux Mtg: Edmund Rice et al Executors under Will of Winthrop A. Harvey	21000 Slope easement	2.05	75.00
6.	Cecil I. Wylde	6480 Slope easement	.27	10.00
7.	Jeannette M. Hall Mtg: Needham Cooperative Bank	2500 Slope easement	1.47	50.00
<u>Pol. No.</u>	<u>Owner</u>	<u>Approximate Sq.Ft. Taken</u>	<u>Tax Allowance</u>	<u>Award</u>
8.	Anastasia A. Wilson et al	18600 Slope easement	3.66	100.00
9.	Cecil I. Wylde	12900 Slope easement	.53	50.00
10.	Joseph Hudnut et ux Mtg: Warren Institution for Savings	5600 Slope easement	1.02	50.00

11.	Irene M. Bennett et al	9800	2.28	50.00
		Slope easement		
12.	Robert J. Downer	8600	1.45	50.00
		Slope easement		
13.	Eunice M. Elmer Mtg: Newton Savings Bank	1600	1.21	150.00
		Slope easement		
14.	Henry S. Stone et ux Ld. Ct. Cert. #38120, Bk. 191, P. 120	2039	.18	15.00
		Slope easement		
15.	Anna F. Wall et al	5200	.70	100.00
		Slope easement		
16.	E. Dwight Fullerton et ux Mtg: Dedham Institution for Savings	70	.01	1.00
		Slope easement		
16a.	E. Dwight Fullerton et ux Mtg: Dedham Institution for Savings	1900	.23	1.00
		Slope easement		
17.	Robert A. Rafter	950	.08	1.00
		Slope easement		
18.	Robert A. Rafter Mtg: Dedham Institution for Savings	550	.05	1.00
		Slope easement		
19.	Helen R. Ladd	625	.05	1.00
		Slope easement		
20.	Carroll S. Harvey et ux	150000	11.32	1000.00
		Slope easement		
21.	Carroll S. Harvey et ux	19000	.93	50.00
		Slope easement		
22.	David D. Mackintosh et ux Mtg: Norfolk County Trust Co.	1050	.10	1.00
		Slope easement		
23.	David D. Mackintosh et ux Mtg: Norfolk County Trust Co.	9450	.86	25.00
		Slope easement		
24.	Marie McCook Cooper Mtg: Provident Institution for Savings of Boston Mtg: Edmund Rice	150	.02	1.00
		Slope easement		
25.	Wardner Farm Trust Edmund Rice and others, Trustees	2700	.27	10.00
		Slope easement		

Pel. No.	Owner	Approximate		Award
		Sq. Ft. Taken	Tax Allowance	
26.	Margaret T. Francis Mtg: Warren Institution for Savings	11900	1.52	50.00
		Slope easement		
27.	Margaret T. Francis Mtg: Warren Institution for Savings	850	.11	1.00
28.	Wardner Farm Trust Edmund Rice and others, Trustees	34800	3.46	600.00
		Slope easement		

TOTAL \$ 2704.00

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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 purpose of constructing said way.

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 twentieth day of May, 1958, by adjournment of their April 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 DOVER 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: *Russell T. Bates*  
CLERK

Recorded June 16, 1958 at 3h.57m.P.M.

.....MARY G. NICHOLSON.....holder of a mortgage  
from .....Rayno. D. LeFleur and Mabel L. LeFleur.....  
to .....said Mary G. Nicholson.....  
dated .....August 30, 1955.....  
recorded with .....Norfolk..... Deeds.  
Book.....3401....., Page...437....., acknowledge satisfaction of same.