

with interest semi-annually at the rate of five per cent. per annum, and until such payment shall pay all taxes and assessments, to whomsoever laid or assessed, whether on the granted premises or on any interest therein, or on the debt secured hereby; shall keep the buildings on said premises insured against fire in a sum not less than Nineteen Hundred Dollars, for the benefit of the grantee, and his executors, administrators and assigns, in such form and at such insurance offices as they shall approve; and shall not commit or suffer any strip or waste of the granted premises, or any breach of any covenant herein contained; then this deed, as also a note of even date herewith, signed by grantor, whereby he promises to pay to the grantee or order the said principal sum and instalments of interest at the time aforesaid shall be void. But upon any default in the performance or observance of the foregoing condition, the grantee or his executors, administrators or assigns, may sell the granted premises, or such portion thereof as may remain subject to this mortgage, in case of any partial release hereof, together with all improvements that may be thereon, by public auction in said Mendon, first publishing a notice of the time and place of sale once each week for three successive weeks in some one newspaper published in said County and may convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and such sale shall forever bar Grantor and all persons claiming under him from all right and interest in the granted premises, whether at law or in equity. And out of money arising from such sale the grantee or his representatives shall be entitled to retain all sums then secured by this deed, whether then or thereafter payable, including all costs, charges and expenses incurred or sustained by them by reason of any default in the performance or observance of the said condition, rendering the surplus, if any, to Grantor or his heirs or assigns; and I hereby, for myself and my heirs and assigns, covenant with the grantee and his heirs, executors, administrators and assigns that in case a sale shall be made under the foregoing power, I or they will upon request execute, acknowledge and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale. And it is agreed that the grantee, or his executors, administrators or assigns, or any person or persons in their be-