

said Corporation and its assigns forever against the lawful claims and demands of all persons

PROVIDED NEVERTHELESS that if the said grantors, or their heirs, executors, administrators, or assigns, shall pay unto the said Corporation or its assigns the sum of Eighteen Hundred Dollars on demand, with interest semi-annually at the rate of five per cent. per annum, payable on the first day of March and September in each year, until the principal shall be paid; both principal and interest being payable at said Savings Bank, in Milford; and until such payment, shall pay all taxes and assessments on the granted premises, to whomsoever laid or assessed; shall keep the buildings thereon insured against fire in a sum not less than eighteen hundred dollars for the benefit of said Corporation and its assigns, in such form and at such insurance office as it or 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 certain promissory note of even date herewith signed by the said Edward B. Martin and Sarah A. Martin, whereby they promise to pay to the said Corporation or order the said sum and interest, as aforesaid, shall be void. But upon any default in the performance or observance of the foregoing conditions, or either of them, the said Corporation or its 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, the first publication to be not less than twenty-one days before the day of sale, for three successive weeks, in one or more newspapers published in said County of Worcester, and in its or their own name or names, or as the attorney of the said grantor, 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 the grantors and all persons claiming under them from all right and interest in the granted premises, whether at law or in equity. And out of the money arising from such sale the said Corporation or its assigns 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 reason of any failure or default on the part of the said grantors or their representatives to perform and fulfill the conditions of this deed, or any covenant or agreement herein contained, rendering the surplus, if any, to the said grantors or their heirs or assigns. And it is agreed that, in case any sale shall be made as aforesaid the grantors or their heirs or assigns will, upon request, execute, acknowledge, and deliver such further deeds or instruments as may be necessary or proper to confirm such sale and to vest a perfect title to the premises sold in the purchaser thereof;- that the said Corporation or its assigns, or any person or persons in its or their behalf, may purchase at such sale, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance of the conditions of this deed, the grantors and their heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof.

And for the consideration aforesaid, I, Sarah A. Martin, wife of the said Edward B. Martin, do hereby release unto the said Corporation all right of or to both DOWER and HOMESTEAD in the granted premises, and all other rights and interests therein; and I, Edward B. Martin, husband of the said Sarah A. Martin, hereby release unto the said Corporation all right to an estate by the CURTESY and to any other estate or interest in the granted premises.

IN WITNESS WHEREOF we, the said Edward B. Martin and Sarah A. Martin, have hereunto set our hands and seals this thirtieth day of August, in the year one thousand nine hundred and twelve.

Signed, sealed and delivered in the presence of

J. E. Walker (to both )

Edward B Martin (seal)
Sarah A. Martin. (seal)

Commonwealth of Massachusetts.

Worcester ss. August 30" 1912. Then personally appeared the within-named Edward B. Martin and Sarah A. Martin, and acknowledged the foregoing instrument to be their free act and deed before me.

J. E. Walker Justice of the Peace.

Rec'd Aug. 31, 1912, at 8h. 30m. A. M. Ent'd & Ex'd.

\* \* \* \* \*

Andrew
to
Milford Sav.
Bank

KNOW ALL MEN BY THESE PRESENTS that I, Nellie Myrtena Andrew, of Hopedale in the County of Worcester, and Commonwealth of Massachusetts, in consideration of Two Thousand Dollars paid by the Milford Savings Bank, a corporation established under the laws of the Commonwealth of Massachusetts, and located at Milford, in the Coun-