

prove; and, at least two days before the expiration of any policy on said premises, shall deliver to him or them, a new and sufficient policy to take the place of the one so expiring; 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 my note of even date herewith, signed by me whereby I promise to pay to the grantee or order the said principal sum and instalments of interest at the times aforesaid, shall be void. But upon any default in the performance or observance of the foregoing conditions, 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 Worcester 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 Worcester 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 me and all persons claiming under me 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 conditions, rendering the surplus, if any, to me or my heirs or assigns; and I hereby, for myself and my heirs or 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 behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance or observance of the conditions of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof.

And for the consideration aforesaid I, Minnie Coonen, wife of the grantor, do hereby release unto the said grantee, and his heirs and assigns all right of or to D O W E R, H O M E S T E A D and all other rights in the granted premises.

I N W I T N E S S W H E R E O F we, the said Benjamin I. Coonen and Minnie Coonen, hereunto set our hands and seals this twenty-sixth day of March in the year one thousand nine hundred and fourteen.

Signed and sealed in the presence of

Rufus B Dodge

Benjamin I. Coonen (seal)
her

Minnie + Coonen (seal)
mark

Commonwealth of Massachusetts.

Worcester, ss. March 26, 1914. Then personally appeared the above-named Benjamin I. Coonen and acknowledged the foregoing instrument to be his free act and deed, before me-

Rufus B. Dodge Justice of the Peace.

Rec'd March 27, 1914, at 10h. 20m. A. M. Ent'd & Ex'd.

* * * * *

Martin et ux.

to

Goodell

We, Edward B. Martin and Sarah A. Martin, both of Mendon, Worcester County, Massachusetts for consideration paid, grant to Elizabeth R. Goodell, of Milford, in said County and Commonwealth, with W A R R A N T Y covenants certain premises, being all the same premises conveyed by Frank B. Marsh and Celestina D. Marsh to William P. Greenwood, by deed dated December 19, 1889, recorded with Worcester District Deeds, Libro 1316, Folio 35, and is bounded and described in said deed as follows, to wit:- "Two certain tracts or parcels of land with the buildings thereon, situate and lying in MENDON aforesaid, and further described as follows, to wit:- The first of said parcels is situate on the easterly side of the road leading from South Milford to Bellingham and contains one half acre of land more or less, and bounded as follows:- Beginning at the north-westerly corner of the premises at the southwesterly corner of land now or formerly of Joseph Bates; thence easterly by said Bates' land about fifteen and one half (15 1/2) rods to the corner of a wall; thence southerly by said Bates' land five and one half (5 1/2) rods more or less to land formerly of Benjamin Bignall; thence by said Bignall's land as the fence stood, fifteen and one half (15 1/2) rods to said road; thence northerly by said road five and one half (5 1/2) rods more or less to the point of beginning.

The second tract hereby conveyed includes two parcels set off to Ruth Ella Hayward in the partition of the real estate of Nathan Hayward, de-