

Samuel B. Taft.

Henry M. Goldthwait

(seal)

Commonwealth of Massachusetts.

Worcester, ss. March 29, 1915. Then personally appeared the above-named Henry M. Goldthwaite and acknowledged the foregoing instrument to be his free act and deed, before me-

Samuel B. Taft

Justice of the Peace.

Rec'd Nov. 1, 1915, at 9h. 53m. A. M.

Ent'd & Ex'd

* * * * *

Hinckel et ux.

to

Hagberg

See Discharge
B2115 P. 184

KNOW ALL MEN BY THESE PRESENTS that we, Nils E. Hinckel and Caroline Hinckel, as joint tenants, both of the City and County of Worcester and Commonwealth of Massachusetts in consideration of Five Hundred Fifty (550) Dollars paid by Carl A. Hagberg of said Worcester the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Carl A. Hagberg, his heirs and assigns, a certain tract or parcel of land, with the buildings thereon, situated on the northerly side of Kendall Street in said WORCESTER, bounded and described as follows, to wit;- Beginning at a point on said Kendall Street fifty feet from the northwest corner of Kendall and Hooper Streets, thence on said Kendall Street westerly fifty feet to a corner; thence northerly one hundred and nineteen and five tenths feet to a corner; thence easterly fifty feet to a corner; thence on a line parallel with said Hooper Street one hundred and nine and five tenths feet to the place of beginning. Being the same premises conveyed to us by Carl A. Hagberg by his deed of even date herewith and to be recorded with the Worcester District Registry of Deeds. TO HAVE and TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Carl A. Hagberg and his heirs and assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs, executors, and administrators, covenant with the grantee and his heirs and assigns that we are lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; except a mortgage of \$1900. to the Worcester Five Cents Savings Bank and a second mortgage of \$1000. to Nils Bjork and a third mortgage of \$250. to J. Ericson that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall WARRANT and DEFEND the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid

PROVIDED NEVERTHELESS that if we, or our heirs, executors, administrators, or assigns, shall pay unto the grantee, or his executors, administrators, or assigns, the sum of Five Hundred Fifty (550) Dollars, as follows, twenty-five dollars in six months from date and twenty-five dollars every six months thereafter until said sum is paid in full, from this date, with interest semi-annually at the rate of six 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 a reasonable amount 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, 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 a note of even date herewith, signed by us whereby we promise 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 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 the first publication of such notice to be not less than twenty-one days before the day of sale 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 us and all persons claiming under us 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 us or our heirs or assigns; and we hereby, for ourselves and our heirs or assigns,