

on demand, with interest, payable quarterly, as provided in note of even date and also to secure the performance of all agreements herein contained, the land and buildings thereon situated in said ATHOL on the Easterly side of Fish Street, bounded and described as follows, viz:- Beginning at a stone bound set in the ground in the easterly line of Fish Street and at the northwesterly corner of said tract, thence easterly along land now or formerly of Sheldon H. Rankin a distance of about ninety-five (95) feet to a stone bound; thence southerly by land of Merrill B. Johnson and William Robichaud one hundred fifteen and seventy-five one-hundredths (115.75) feet to a point at land now or formerly of one Quinton; thence Westerly by said Quinton land about one hundred (100) feet to the easterly line of Fish Street; thence northerly along the easterly line of said Fish Street one hundred and twenty (120) feet, more or less, to the place of beginning.

Discharge
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Being the same premises to us conveyed by deed of Rebecca Camann dated November 8, A. D. 1940 and recorded with Worcester District Registry of Deeds, Book 2799, Page 276.

The mortgagor hereby covenant to keep the buildings now or hereafter standing on said land in good condition and repair, and insured against fire and other casualties in such form, in such companies and in such sums as may be satisfactory to the holder of this mortgage, all insurance policies on said buildings to be held by and to be for the benefit of and first payable in case of loss to such holder; at least fifteen days before the expiration of any policy on said premises, to deliver to the holder of this mortgage a new and sufficient policy to take the place of the one so expiring, not to commit or suffer any violation of any law, by-law or ordinance affecting the mortgaged premises and pay all taxes, assessments and charges of every nature and to whomever assessed and before the same shall become delinquent that may now or hereafter be levied or assessed upon the mortgaged premises, upon the rents, issues, income or profits thereof, upon this mortgage, upon the lien or estate hereby created, upon the debt hereby secured, upon the income of said debt and/or that may be payable by or chargeable to the owner of said debt, whether any or all of said taxes, assessments or charges be levied directly or indirectly or as excise taxes or as income taxes.

It is hereby agreed that all elevators, pipes, furnaces, heaters, ranges, mantles, gas and electric light, refrigerating apparatus, heat and power fixtures, screens, screen doors, awnings, blinds and all other fixtures of whatsoever kind or nature at present contained or hereafter placed in the buildings now or hereafter standing on said land are to be considered as annexed to and forming a part of the freehold; that in case of a foreclosure sale the holder hereof, in addition to all statutory powers relating to the transfer of insurance policies, is appointed and constituted the attorney irrevocable of the said mortgagor to cancel all policies of insurance on said premises and to apply the proceeds thereof to the indebtedness hereby secured and the holder hereof shall be entitled to retain one percentum of the purchase money in addition to the costs, charges and expenses allowed under the statutory power of sale, and that in case proceedings to foreclose have been begun the holder of this mortgage shall be entitled to collect all costs, charges and expenses up to time of payment.

This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale.

W I T N E S S our hands and seals this third day of May A. D. 1941.
Signed and sealed in the presence of

Robert T. Linehan
Edward J. Herd

Percy K. Ryder
Gladys H. Ryder

Commonwealth of Massachusetts

Worcester, ss. May 3, A. D. 1941. Personally appeared the above-named Percy K. Ryder and acknowledged the foregoing instrument to be his free act and deed, before me

Edward J. Herd Notary Public (seal)
My commission expires Feb. 12, 1943

Rec'd May 20, 1941 at 9h. A. M. Ent'd & Ex'd

* * * * *

-A Austin B. Taft of Mendon, Worcester County, Massachusetts, for consideration paid, grant to Stanley W. McGaughey and Grover C. McGaughey, both of said Mendon, with W A R R A N T Y covenants a certain piece of land with the buildings thereon, containing 12 acres more or less, situated on Blackstone Street, in the central part of the Town of MENDON, Massachusetts, more particularly bounded and described as follows:- Beginning at a fence post on the southeast corner of the land of Fred Phipps at other land of grantor, thence running along the land of Phipps, Freeman and Dudley S. 87° 08' W. 181.50 ft. to a corner of a stone wall at land of Towne; thence westerly along said wall and the land of Towne, Barnes, Crumb and the land of Frank Taft Heirs to a corner of walls at the land of Wheeler; thence southerly along the wall

Taft
to
McGaughey et al.
1-\$1.00 Stamp
1-50¢ Stamp
3-5¢ Stamps
Cancelled