

There is hereby conveyed as a part of the realty all portable or sectional buildings, furnaces, heating apparatus, plumbing goods, screens and screen and storm doors and windows, awnings, air conditioning apparatus, gas and electric fixtures, and all other fixtures of whatever kind and nature, at present on the premises, or hereafter placed thereon or in buildings upon the same prior to the full payment and discharge of this mortgage insofar as the same are or can by agreement of the parties be made a part of the realty.

This mortgage is upon the statutory condition and upon the further conditions: that the mortgagor shall not permit or suffer any violation of any law or ordinance affecting the mortgaged premises; that the mortgagor shall keep the buildings on said premises insured against fire and such other hazards as the mortgagee may require, all insurance policies to be payable to and deposited with the mortgagee.

Thirty days default in the performance of any term, condition or covenant herein contained shall render the entire mortgage debt due and payable at the option of the holder hereof, notwithstanding the waiver of any prior breach or default.

The mortgagor further agrees to pay to the mortgagee monthly a proportionate part of the estimated real estate taxes and betterment assessments on said premises which payments are to be applied by the mortgagee toward the payment of the taxes and assessments on said premises when and as they shall become due and any balance due thereon shall be paid by the mortgagor as provided for in the statutory condition.

For any breach of the statutory condition or for any breach of any further condition of this mortgage the mortgagee shall have the statutory power of sale.

Wherever the word mortgagor appears it shall be construed as plural or neuter if the context so requires.

For consideration paid ~~X~~ we, the ~~wife husband of~~ said mortgagors release to the mortgagee all rights of curtesy, dower and homestead and other interests in the mortgaged premises.

WITNESS our hands and seals this eighth day of March, 19 56.

Signed and sealed in the presence of:

Albert C. St. Onge
to both parties

Charles F. Chase
Clara C. Chase

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

March 8, 1956.

Then personally appeared the above named Charles F. Chase and Clara C. Chase, and acknowledged the foregoing instrument to be their free act and deed, before me

Albert C. St. Onge
Albert C. St. Onge ----- Notary Public ----- Justice of the Peace.

My Commission expires July 13, 1956.

Recorded March 23, 1956 at 4h. 40m. P. M.

■ END OF INSTRUMENT ■

I, Charles W. Arrand,
of Mendon, Worcester County, Massachusetts,

~~being married~~, for consideration paid, grant to Andrew W. Nealley and Mary A. Nealley, husband and wife, as tenants by the entirety, both of Hopedale, in said County,

with Quitclaim covenants

A certain tract or parcel of land in said Mendon situated on the northeasterly side of the proposed road described in deed of Charles W. Arrand to Leslie C. Childs et ux., dated October 8, 1954, recorded with Worcester District Deeds, Book 3629, Page 25 and being more particularly bounded and described as follows, to wit:-

Beginning at an iron pipe at the most southerly corner of the granted premises in the northeasterly line of said proposed road and at land of one Marso, formerly of the grantor, thence N. 60° E. by land of said Marso 251.2 feet to an iron pipe at a stone wall; thence northwesterly by said stone wall and land of one Weirsma 131 feet, more or less, to an iron pipe at said wall; thence S. 60° W. in part by remaining land of the grantor and in part by land of one Pezzella, formerly of the grantor, 255.5 feet to the point of beginning.