

To have and to hold the granted premises, with all the privileges, easements, and appurtenances thereto belonging to the said Milford Savings Bank and its assigns, to its and their use and behoof forever. And I do hereby, for myself and my heirs, executors, and administrators, covenant with the said Corporation and its assigns that I am lawfully seized in fee simple of the granted premises that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Corporation and its assigns forever against the lawful claims and demands of all persons.

Provided nevertheless that if the said Grantor, or his heirs, executors, administrators or assigns, shall pay unto the said Corporation or its assigns the sum of Fifteen Hundred Dollars on demand, with interest semi-annually at the rate of Six per cent. per annum, payable on the first days of September and March in each year, until the principal shall be paid: both principal and interest being payable at the Banking House of said 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 Fifteen Hundred Dollars, for the benefit of said Corporation and its assigns, at such Insurance Office as it or they shall approve, and shall not commit or suffer any strip or waste of the granted premises, then this deed, as also a certain promissory note of even date herewith, signed by the said John R. Taft whereby he promises 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 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 Wor-