

cester, and in its or their own name or names, or as the Attorney of the said grantor, 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 the grantor and all persons claiming under him from all right and interest in the granted premises, whether at law or in equity. And out of the money arising from such sale the said Corporation or its assigns 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 reason of any failure or default on the part of the said grantor or his representatives to perform and fulfil the conditions of this deed, or any covenant or agreement herein contained, rendering the surplus, if any, together with an account of all such costs, charges and expenses to the said grantor or his heirs or assigns. And it is agreed that in case any sale shall be made as aforesaid, the grantor or his heirs or assigns will, upon request, execute and deliver such further deeds or instruments as may be necessary or proper to confirm such sale and to vest a perfect title to the premises sold in the purchaser thereof: that the said Corporation or its assigns, or any person or persons in its or their behalf may purchase at such sale, and that no other purchaser shall be answerable for the application of the purchase money: and that until default in the performance of the conditions of this deed the grantor and his heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. And for the consideration aforesaid I Manda M. Taft wife of the grantor do hereby release unto the said Corporation all right of or to both dower and homestead in the granted premises.

In witness whereof we the said John R. Taft and Manda M. Taft have hereunto set our hands and seals this Twenty seventh day of April in the year one thousand eight hundred and eighty six.

Signed, sealed and delivered } John R. Taft (seal)
 in the presence of } Manda M. Taft (seal)
 J. E. Walker to both }
 A. Wheeler " " } Commonwealth of Massachusetts

Worcester ss. April 27th 1886. Then personally appeared the within named John R. Taft and acknowledged the foregoing instrument to be his free act and