

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 Mendon, 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 County 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 me and all persons claiming under me 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 me or my heirs or assigns, and Thereby, for myself and my heirs and assigns, covenant with the grantee and his heirs, executors, administrators, and assigns that, in case a sale shall be made under the foregoing power, I or they will upon request execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale. And it is agreed that the grantee, or his executors, administrators, or assigns, or any person or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money, and that, until default in the performance or observance of the condition of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. In witness whereof, I, the said Hannah S. Swan, widow of Willard H. Swan, hereunto set my hand and seal this Nineteenth day of June in the year one thousand eight hundred and ninety three.

Signed, sealed and delivered } Hannah S. Swan (seal).
in presence of } Commonwealth of Massachusetts.
Jesse A. Taft — } Worcester, ss. June 19th 1893. Then
personally appeared the above named Hannah S. Swan and acknowledged the foregoing instrument to be her free act and deed,