

tors, do covenant with the grantee, and her heirs and 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 to the grantee, and her heirs and assigns forever, as aforesaid; and that I will, and my heirs, executors and administrators shall W A R R A N T and D E F E N D the same to the grantee, and her heirs and assigns forever, against the lawful claims and demands of all persons.

P R O V I D E D N E V E R T H E L E S S, that if the grantor, and her heirs, executors or administrators shall pay unto the grantee, her executors, administrators or assigns, the sum of five hundred eighty-four dollars, with interest on said sum until paid at the rate of five per centum per annum, payable semi-annually. Said grantor hereby agrees to pay one hundred dollars on the principal within one year from this date; and until such payment, keep the buildings standing on the land aforesaid, insured against fire, in a sum not less than six hundred dollars, for the benefit of said mortgagee, and her executors, administrators and assigns, at such Insurance Office in Uxbridge as she shall approve; and also pay all taxes and assessments levied or assessed on the granted premises; and shall not commit or suffer any strip or waste of the granted premises; then this deed, as also a note dated this day, signed by the grantor, whereby for value received I promise to pay the grantee or order the said sum and interest at the time aforesaid, shall be void. And provided also that at any time after this date any breach of the foregoing conditions the grantee, or her executors, administrators or assigns, may sell and dispose of the granted premises, with all improvements that may be thereon, at public auction, either with or without order of court; such sale to be on or near the granted premises, without further notice or demand, except giving notice of the time and place of sale once in each of three successive weeks in one newspaper printed in the County of Worcester, and in his or their own names, or as the attorney of the grantor for that purpose by these presents duly authorized, convey the same, absolutely and in fee-simple to the purchaser or purchasers accordingly; and out of the money arising from such sale, to retain all sums, then secured by this deed (whether then or thereafter payable) together with interest and all costs and expenses; paying the surplus, if any, to the grantor or her assigns, and such sale shall forever bar the grantor and all persons claiming under her from all right and interest in the premises, at law or in equity. It being mutually agreed that the grantee or her assigns, may purchase at said sale and that no other purchaser shall be answerable for the application of the purchase money. And provided also, that, until