

mands 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 he, or his heirs, ex-
 ecutors, administrators, or assigns shall pay unto the grantee, or his ex-
 ecutors, administrators, or assigns, the sum of One Thousand Dollars in
 ninety days from this date, with interest at the rate of six per cent per
cent. per annum, and until such payment shall pay all taxes and assess-
 ments, to whomsoever laid or assessed, whether on the granted premises or
 on any interest therein, or on the debt secured hereby; shall keep the
 buildings on said premises insured against fire in a sum not less than one
 thousand dollars, for the benefit of the grantee, and his executors, ad-
 ministrators, and assigns, in such form and at such insurance offices as
 they shall approve; and, at least two days before the expiration of any
 policy on said premises, shall deliver to him or them a new and sufficient
 policy to take the place of the one so expiring; and shall not commit or
 suffer any strip or waste of the granted premises, or any breach of any
 covenant herein contained; then this deed, as also the note of even date
 herewith, signed by him whereby he promises to pay to the grantee, or or-
 der, the said principal sum and instalments of interest at the time afore-
 said, shall be void. But upon any default in the performance or observ-
 ance of the foregoing condition, the grantee, or his executors, adminis-
 trators, or assigns, may sell the granted premises, or such portion there-
 of as may remain subject to this mortgage in case of any partial release
 hereof, together with all improvements that may be thereon, by public auc-
 tion in said West Brookfield first publishing a notice of the time and
 place of sale once each week for three successive weeks in some one news-
 paper published in said County, the first publication of such notice to be
 not less than twenty-one days before the day of sale, 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 him and all persons claim-
 ing under him 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 de-
 fault in the performance or observance of the said condition, rendering
 the surplus, if any, to him or his heirs, or assigns; and I hereby, 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 he or they will upon request execute, acknowl-
 edge, and deliver to the purchaser or purchasers a deed or deeds of re-
 lease confirming such sale, and said grantee and his assigns are hereby
 appointed and constituted the attorney or attorneys irrevocable of the
 said grantor to execute and deliver to the said purchaser a full transfer
 of all policies of insurance on the buildings upon the land covered by
 this mortgage at the time of such sale. And it is agreed that the gran-
 tee, or his executors, administrators, or assigns, or any person or per-
 sons 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.

And for the consideration aforesaid One Thousand Dollars - do hereby
 release unto the said grantee and his heirs and assigns all right of or to
 both D O W E R and H O M E S T E A D in the granted premises, and
 all rights by statutes and all other rights therein.

I N W I T N E S S W H E R E O F I the said Frank J Bryant hereunto
 set my hand and seal this 2nd day of February in the year one thousand
 nine hundred and eighteen

Signed and sealed in presence of
 Eli M Converse

Frank J Bryant (seal)

Commonwealth of Massachusetts

Worcester ss. February 2nd 1918. Then personally appeared the above-
 named Frank J Bryant and acknowledged the foregoing instrument to be his
 free act and deed, before me-

Eli M Converse Justice of the Peace.

Rec'd Feb. 12, 1918, at 9h. 22m. A. M. Ent'd & Ex'd.

* * * * *

I, Jeremiah B. Driscoll, of Mendon, Worcester County, Massa-
 chusetts for consideration paid, (less than one hundred dollars) grant to
 Henry W. Gaskill of said Mendon with W A R R A N T Y covenants a cer-
 tain tract of land situate in said MENDON, being all the same premises
 conveyed by Frank Taft to me, by deed dated December 9, 1914, recorded
 with Worcester District Deeds, Book 2071, Page 349, and bounded and de-
 scribed in said deed as follows, to wit:- "Beginning at the northwest
 corner of the premises at a point in the easterly line of Emerson Street
 (so called) at land of Lyman E. Wheeler; thence on said Wheeler's land, N.

Driscoll

to

Gaskill