

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging, to the said Lucin Collins and his heirs and assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs, executors, and administrators, covenant with the grantee and his heirs and assigns that we are lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; that we have good right to sell and convey the same as aforesaid; and that we will and our 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 his 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 we or our heirs, executors, administrators, or assigns, shall pay unto the grantee, or his executors administrators, or assigns, the sum of Four Hundred and Fifty Dollars by instalment of one hundred dollars a year in 5 years from this date, with interest annually at the rate of six per cent per annum, and until such payment shall pay all taxes and assessments, 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 five hundred dollars if possible dollars for the benefit of the grantee and his executors, administrators, 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 us whereby we promise to pay to the grantee or order the said principal sum and installments of interest at the times aforesaid, shall be void. 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 Town of Mendon or County of Worcester 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 Town of Mendon or County of Worcester 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 us and all persons claiming under us 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 us or our heirs or assigns; and we hereby, for ourselves and our heirs or assigns, covenant with the grantee and his heirs, executors, administrators, and assigns, that, in case a sale shall be made under the foregoing power, we or they will, upon request, execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale, and that the benefit of any entry shall enure to any purchaser at said sale who shall be held to claim thereunder in case of any defect in said sale, and said grantee and his assigns are hereby appointed and constituted the attorney or attorneys irrevocable of the said grantors and their successors in the title to the granted premises 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 acceptance of a deed of the granted premises by any successors in title to the grantor while this mortgage shall be outstanding shall be a sufficient ratification of this appointment. 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, we and our heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof.

And for the consideration aforesaid I Rose Alma Blanchard wife of Joseph Blanchard 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, all rights by statute and all other rights and interests therein.

I N W I T N E S S W H E R E O F we the said Joseph Blanchard and Rose Alma Blanchard hereunto set our hand and seal this twentieth day of April in the year one thousand nine hundred and twenty

Signed and sealed in presence of

George R. Ethier

Joseph Blanchard (seal)
her

Rose Alma + Blanchard (seal)
mark