

erty, as they shall become due and any balance due for any of said payments shall be paid by the mortgagor. The mortgagee is hereby specifically authorized to pay when due or at any time thereafter, all of said payments and to charge the same to the account of the mortgagor;

That the mortgagor will insure in sums satisfactory to the mortgagee and for the benefit of the mortgagee the buildings now or hereafter standing on said land against such hazards, casualties, and contingencies as the mortgagee may from time to time direct, and deposit all such insurance policies with the mortgagee;

That the mortgagor will pay on demand to the mortgagee, or the mortgagee may at its option add to the principal balance then due, any sums advanced or paid by the mortgagee on account of any default, of whatever nature, by the mortgagor, or any sums advanced or paid, whether before or after default, for taxes, repairs, improvements, insurance on the mortgaged property or any other insurance pledged as collateral to secure the mortgage loan, or any sums paid by the mortgagee, including reasonable attorney's fees, in prosecuting, defending, or intervening in any legal or equitable proceeding wherein any of the rights created by this mortgage are, in the sole judgment of the Association, jeopardized or in issue;

That this mortgage shall also secure any other liability or liabilities, direct or indirect, of the mortgagor to the holder or holders hereof, due or to become due, or which may hereafter be contracted:

That upon default in any condition of the mortgage or note secured hereby existing for more than ninety days, or if the owner of the premises herein mortgaged shall convey any part thereof or any interest therein, or if proceedings to foreclose any junior mortgage thereon, or to enforce any junior trust deed or junior lien of any kind thereon, shall be instituted, or in the event of any levy or sale upon execution or other proceeding of any nature whereby the owner of said premises shall be deprived of his title or right of possession to said premises or any part thereof, then in either event the entire mortgage debt shall become due and payable on demand at the option of the mortgagee.

That the mortgagor shall perform and observe all of the terms and conditions of the mortgage note secured by this mortgage;

This mortgage is also upon the STATUTORY CONDITION for any breach of which, or for the breach of any other condition herein contained, the mortgagee shall have the statutory power of sale.

W I T N E S S our hands and seals this 17th day of June 1938.

Frank X. Dufresne (seal)
Winifred M. Dufresne (seal)

Commonwealth of Massachusetts

Worcester, ss. June 24, 1938. Then personally appeared the above named FRANK X. DUFRESNE and WINIFRED M. DUFRESNE and acknowledged the foregoing instrument to be their free act and deed, before me

R. S. Huntington Notary Public

My commission expires July 21, 1938

Rec'd June 24, 1938 at 2h. 59m. P. M. Ent'd & Ex'd

* * * * *

Milford Sav.
Bank

to

Warren et ux.

1-\$2.00 Stamp
1-\$1.00 Stamp
Cancelled

Milford Savings Bank, a corporation duly established under the laws of the Commonwealth of Massachusetts, and having its usual place of business at Milford, Worcester County, Massachusetts, for consideration paid grant to Milo Patten Warren and Esther Elizabeth Warren, husband and wife, both of Mendon, Worcester County, Massachusetts, tenants by the entirety, with W A R R A N T Y covenants a certain parcel of land, including all buildings thereon, situate on the southerly side of Hartford Avenue and easterly side of Bates Street, sometimes called South Main Street, in said MENDON, bounded and described as follows, to wit: Beginning at the northwesterly corner of the granted premises at the intersection of the southerly line of said Hartford Avenue with the easterly line of said Bates Street; thence southerly by the easterly line of said Bates Street to an iron pin at land formerly of one MacLaughlin; thence S. 87° 30' E., S. 73° 20' E., S. 89° 30' E., S. 19° E., S. 47° 45' E. and N. 84° E., to a corner of a wall at land now or formerly of one Ramee, the last six courses bounding on said MacLaughlin land, thence northerly by said Ramee land to the southeasterly corner of land of one McBride; thence westerly by the southerly boundary of said McBride land to the southwesterly corner of said McBride land; thence northerly by the westerly boundary of said McBride land to the southerly line of said Hartford Avenue, the last line passing through the center of a well near the southwesterly corner of said McBride land; and thence westerly by the southerly line of said Hartford Avenue to the point of beginning; and subject to the right of way referred to in deed of Maud B. Ripley to Oliver D. MacLaughlin, dated November 10, 1928, recorded with Worcester District Deeds, book 2485, page 328.

Being a part of the premises conveyed by Joseph Stuart Cox to Maud B. Ripley, by deed dated June 14, 1916, recorded with Worcester District