

conveyed to this grantor and said Paul H. Gentz by deed of Rose Miller et als. dated May 16, 1944, and recorded in Worcester District Deeds, Book 2918, Page 393.

Also see Worcester Probate Docket #145329 Estate Paul H. Gentz. This conveyance is being made subject to a mortgage held by the Uxbridge Co-operative Bank which the grantees hereby agree to assume and pay and upon which there is a balance now due of \$1,698.92.

The grantees hereby agree to assume and to pay municipal taxes for the year 1948.

W I T N E S S my hand and seal this 8th day of September 1948
Shelley D. Vincent Mary L. Gentz

The Commonwealth of Massachusetts
Worcester, ss. September 8th, 1948 Then personally appeared the above-named Mary L. Gentz, and acknowledged the foregoing instrument to be her free act and deed, before me

Shelley D. Vincent Notary Public (seal)
My commission expires May 9, 1952

Rec'd Sept. 13, 1948 at lh. 18m. P. M. Ent'd & Ex'd.

* * * * *

Adams et ux.

to

Uxbridge Co-op.
Bank

See Discharge
B. 3392 P. 466

We, Harold E. Adams Jr. and Joan B. Adams, husband and wife, both of Hopedale, Worcester County, Massachusetts, for consideration paid, grant to the Uxbridge Co-operative Bank, situated in Uxbridge, Worcester County, Massachusetts, with M O R T G A G E covenants, to secure the payment of Four Thousand and no/100 (4000.00) Dollars in fifteen (15) years from this date, with interest thereon at the rate of five (5) per cent per annum, payable in monthly installments of \$31.63 on 8th day of each month hereafter, which payments shall first be applied to interest then due and the balance thereof remaining applied to principal; the interest to be computed monthly in advance on the unpaid balance, together with such fines on interest in arrears as are provided for in the by-laws of said Bank; with the right to make additional payments on account of said principal sum on any payment date after one year from the date hereof, all as provided in our note of even date, the land, with the buildings thereon, situated in MENDON, in said County of Worcester, on the easterly side of Emerson Street, and being all the premises conveyed to Lyman E. Wheeler by Paul A. Wheeler by deed dated March 3, 1881, recorded with Worcester District Deeds, Book 1088, Page 567, and bounded and described in said deed as follows: "Beginning at the southwesterly corner at a stake and stones on the easterly side of an old Town road called "back lane", thence running easterly bounding southerly on land formerly of Mary M. Hayward 16 rods 15 links to a stake and stones by the wall at land formerly of William H. Cymstock, thence running northerly as the wall now stands bounding easterly by land formerly of said Comstock to a corner at land formerly of said Hayward 4 rods 12 links, thence running westerly bounding northerly by land formerly of said Hayward as the wall now stands, 20 rods, 16 links to said old Town road, thence running Southerly bounding westerly on said old Town road 16 rods and 6 links to the point of beginning."

Being the same premises conveyed to grantors by deed of Mary L. Gentz, dated Sept. 8, 1948, to be recorded herewith.

Including as a part of the realty all portable or sectional buildings, heating apparatus, plumbing, ranges, mantels, storm doors and windows, oil burners, gas and oil and electric fixtures, screens, screen doors, awnings, air conditioning apparatus, and other fixtures of whatever kind and nature, on said premises, or hereafter placed thereon prior to the full payment and discharge of this mortgage, in so far as the same are or can by agreement of the parties be made a part of the realty.

This mortgage is upon the statutory condition, and upon the further conditions:

First. That the undersigned and each subsequent owner of the equity of redemption of the real estate at any time covered by this mortgage, shall at all times be a member of the said Co-operative Bank, and shall hold one or more unmatured, paid-up or matured shares, in his own name; and that the provisions of Chapter 170 of the General Laws as amended (Acts of 1941, Chapter 293) and any amendments thereof shall at all times be complied with; and failure to comply with this requirement shall constitute a breach of condition of this mortgage, for which the unpaid balance of the loan secured by this mortgage shall become due and payable forthwith, at the option of the said Bank;

Second. The Mortgagee is hereby specifically authorized to pay when due, or at any time thereafter, all municipal taxes, charges and assessments, and insurance premiums, upon the mortgaged property and to charge the same to the account of the Mortgagor. In order to provide the Mortgagee with sufficient funds with which to make said payments, the Mortgagor shall pay to the Mortgagee on the 8th day of each month in addi-