

And I the said Grantor for myself and my heirs executors and administrators do covenant with the said Grantee his heirs and assigns that I and lawfully seized in fee of the aforegranted premises that they are free from all incumbrances - that I have good right to sell and convey the same to the said Grantee his heirs and assigns as aforesaid and that I will and my heirs executors and administrators shall warrant and defend the same to the said Grantee his heirs and assigns forever against the lawful claims and demands of all persons - Provided nevertheless that if the said Grantor his heirs executors or administrators shall pay unto the said Grantee his executors administrators or assigns the sum of two thousand dollars ^{two} in one year from the date hereof with interest on said sum at the rate of six percent ^{per} annum payable at the expiration of said term and until such payment keep the buildings standing on the lands aforesaid insured against fire in a sum not less than two thousand dollars for the benefit of said Mortgagee and payable to him in case of loss at some Insurance office approved by him or in any default thereof shall on demand pay to said Mortgagee all such sums of money as the said Mortgagee shall reasonably pay for such insurance with interests and also ^{have} all taxes levied or assessed upon the said premises then this deed is also a certain promissory note bearing even date with these presents signed by the said Grantor whereby for value received he promises to pay the said Grantee or his order the said sum and interest at the times aforesaid shall both be absolutely void to all intents and purposes - But if default shall be made in payment of the money above mentioned or the interest that may grow due thereon or of any part thereof then it shall be lawful for the said Grantee his executors administrators and assigns to enter into and upon all and singular the premises hereby granted or intended to be granted and to sell and dispose of the same and all benefits and equity of redemption of the said Joseph R. Wheelock the grantor his heirs executors administrators or assigns therein at public auction such sale to be upon the premises hereby granted first giving notice of the time and place of sale by publishing the same once each week in three successive weeks in some newspaper printed in the County of Worcester aforesaid and in his or their own names or as the attorney of the said Joseph R. Wheelock the grantor for that purpose by these presents duly authorized constituted and appointed to make and deliver to the purchaser or purchasers