

series upon which shares said sum of One Thousand Dollars, has been advanced to us by the said grantee.

PROVIDED, NEVERTHELESS, that if we or our heirs, executors, administrators, or assigns, shall pay unto the said grantee, its successors or assigns, at its place of business in said Clinton, the sum of ten dollars and 42 cents, monthly at or before the stated meetings of said Bank on the second Thursday of each month hereafter, being the amount of the monthly dues on said shares and of the monthly interest upon said loan, together with all fines chargeable by the by-laws of said Bank upon arrears of such payments, until said shares shall reach the ultimate value of two hundred dollars each, or if we or our heirs, executors, administrators or assigns shall otherwise sooner pay said loan unto the said grantee, its successors or assigns, together with the said interest and fines to the time of the next stated monthly meeting after such payment, and shall pay when due all taxes and assessments levied or assessed on the granted premises, and all taxes which the said grantee may be required to pay as holder of this mortgage, shall keep the buildings thereon insured against fire in a sum satisfactory to and for the benefit of the said grantee, its successors or assigns, in such insurance company as it or they shall approve, and shall cause all other insurance on said buildings to be first payable to the grantee and shall keep all the policies for such insurance deposited with the grantee, its successors or assigns, and shall at least two days prior to the expiration of any policy of insurance on said premises deliver to the grantee or those claiming under it, a new policy of insurance upon said premises approved as aforesaid, to take the place of the policy so expiring, or in default of delivery of such new policy, the grantee shall procure such policy at the expense of the grantor, and in default thereof, shall on demand pay to the said grantee all such sums as it shall reasonably pay for such taxes, assessments and insurance, with interest; 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 a note dated June 1, 1927 signed by us whereby us promise to pay to the said grantee or order the said sums at the times aforesaid, shall be void. But in the case of non-payment of the aforesaid monthly dues, interest or fines for the period of four months after any payment thereof shall be due, or upon any other default in the performance or observance of the foregoing conditions, the said grantee, its successors 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, and all benefit and equity of redemption of us or our representatives therein, at public auction in said Lillbury first publishing a notice of the time and place of sale, once each week for three consecutive weeks, in one or more newspapers published in said 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 we do hereby, for ourselves and our heirs and assigns, further covenant and agree with the said grantee, its successors and assigns, that on such sale we and they will, upon request, execute and deliver such further deeds and instruments as may be necessary or proper to confirm such sale and to vest the title to the premises sold in the purchaser thereof, and will execute and deliver to the purchaser an assignment of all policies of insurance on the buildings upon the land covered by this mortgage; and the said grantee is hereby appointed the attorney irrevocable of the said grantor to make such assignment.

IN WITNESS WHEREOF we, the said Oscar Johnson and Augusta Johnson hereunto set our hands and seals this nineteenth day of October in the year nineteen hundred and twenty-eight.

Oscar Johnson (seal)  
Augusta Johnson (seal)

Commonwealth of Massachusetts

Worcester, ss. Clinton, October 19, 1928. Then personally appeared the above named Oscar Johnson and Augusta Johnson and acknowledged the foregoing instrument to be their free act and deed, before me

Albert W. Blackmer Justice of the Peace

Rec'd Oct. 22, 1928 at 4h. 53m. P. M. Ent'd & Ex'd

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Adams I, Eulalia E. Adams of Stoughton, Norfolk County, Massachusetts, being married, for consideration paid, grant to Beulah C. Ripley of Milford, Worcester County, Massachusetts, with WARRANTY covenants a certain parcel of land, including all buildings thereon, known as the Homestead Estate of the late Alderman C. Cook, situated on the northerly side of Maple Street, in MENDON, said County of Worcester and bounded as follows: Westerly by the brook; northerly by land now or formerly of Ripley