

The mortgagor hereby covenant to keep the buildings now or hereafter standing on said land in good condition and repair, and insured against fire and other casualties in such form, in such companies and in such sums as may be satisfactory to the holder of this mortgage, all insurance policies on said buildings to be held by and to be for the benefit of and first payable in case of loss to such holder; at least fifteen days before the expiration of any policy on said premises, to deliver to the holder of this mortgage a new and sufficient policy to take the place of the one so expiring, not to commit or suffer any violation of any law, by-law or ordinance affecting the mortgaged premises and pay all taxes, assessments and charges of every nature and to whomever assessed and before the same shall become delinquent that may now or hereafter be levied or assessed upon the mortgaged premises, upon the rents, issues, income or profits thereof, upon this mortgage, upon the lien or estate hereby created, upon the debt hereby secured, upon the income of said debt and/or that may be payable by or chargeable to the owner of said debt, whether any or all of said taxes, assessments or charges be levied directly or indirectly or as excise taxes or as income taxes.

It is hereby agreed that all elevators, pipes, furnaces, heaters, ranges, mantles, gas and electric light, refrigerating apparatus, heat and power fixtures, screens, screen doors, awnings, blinds and all other fixtures of whatsoever kind or nature at present contained or hereafter placed in the buildings now or hereafter standing on said land are to be considered as annexed to and forming a part of the freehold; that in case of a foreclosure sale the holder hereof, in addition to all statutory powers relating to the transfer of insurance policies, is appointed and constituted the attorney irrevocable of the said mortgagor to cancel all policies of insurance on said premises and to apply the proceeds thereof to the indebtedness hereby secured and the holder hereof shall be entitled to retain one per centum of the purchase money in addition to the costs, charges and expenses allowed under the statutory power of sale, and that in case proceedings to foreclose have been begun the holder of this mortgage shall be entitled to collect all costs, charges and expenses up to time of payment.

This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale.

And I, Mary Edlefson Burttt, wife of said mortgagor release to the mortgagee all rights of D O W E R and H O M E S T E A D and other interests in mortgaged premises.

W I T N E S S our hands and seals this 25th day of May A. D. 1942.

Signed and sealed
in the presence of
Robert L. Dexter
by T. F. B.

Thomas F. Burttt (seal)
Mary Edlefson Burttt (seal)

Commonwealth of Massachusetts

Worcester, ss. May 25, A. D. 1942. Personally appeared the above-named Thomas F. Burttt and acknowledged the foregoing instrument to be his free act and deed, before me,

Edward J. Herd Notary Public (seal)
My commission expires Feb. 12, 1943

Rec'd June 3, 1942 at 9h. A. M. Ent'd & Ex'd

* * * * *

I, Harry L. Wilbur, sometimes called Harry A. Wilber, of Mendon, Worcester County, Massachusetts, being unmarried, for consideration paid, grant to Eugene H. Chapman of said Mendon with Q U I T C L A I M covenants. A certain estate situated on the southerly shore of Lake Nipmuc in said MENDON and being all of those premises conveyed to said Harry L. Wilbur by three certain deeds, namely:

Wilbur

to

Chapman

Ella G. Kinsley, Trustee, to Harry L. Wilbur, dated Sept. 6, 1912 and recorded with Worcester District Deeds, Book 2036, Page 132.

Percy T. Kinsley to Harry L. Wilbur, dated Oct. 15, 1925, and recorded with said Deeds, Book 2411, Page 45; and

Percy T. Kinsley to Harry A. Wilber, dated Sept. 4, 1929 and recorded with said Deeds, Book 2505, Page 404.

1-\$1.00 Stamp
1-10¢ Stamp
Cancelled

Except so much of the above premises as were conveyed by said Harry L. Wilbur to Agnes Mann et al. and to Wilfred Remillard et al.

Said premises are conveyed subject to the taxes for the year 1942, which the grantee hereby assumes and agrees to pay.

W I T N E S S my hand and seal this 26th day of May 1942.

Harry L. Wilbur (seal)

The Commonwealth of Massachusetts

Worcester, ss. May 26, 1942 Then personally appeared the above-named Harry L. Wilbur and acknowledged the foregoing instrument to be his free act and deed, before me

J. Laurence Doyle Notary Public
My commission expires May 12, 1944