

am lawfully seized in fee simple, of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same to the grantee and his heirs and assigns forever as aforesaid, and that I will, and my heirs, executors and administrators shall warrant and defend the same to the grantee and 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 grantee his executors, administrators or assigns, the sum of six hundred dollars ~~to~~ in, one year herefrom with six per cent interest thereon, payable annually, and until such payment shall pay all the taxes and assessments levied on the granted premises, and shall not commit or suffer any strip or waste of the granted premises, then this deed, as also a note, dated this day signed by the grantor, whereby for value received he promises to pay the grantee or order, the said sum and interest at the times aforesaid, shall all be void. And provided also, that at any time, after two months continuance of any breach of the foregoing condition the grantee or his executors, administrators or assigns may sell and dispose of the granted premises, with all improvements that may be thereon, at public auction, such sale to be in said town of Mendon, without further notice or demand except giving notice of the time and place of sale in each of three successive weeks in a newspaper printed in the County of Worcester aforesaid. And in his or their own names, or as the attorney of the grantor for that purpose by these presents duly authorized convey the same absolutely and in fee simple to the purchaser or purchasers accordingly. And out of the money arising from such sale, to retain all sums then secured by this deed (whether then or thereafter payable) together with interest and all costs and expenses, paying the surplus if any, to the grantor or his assigns, or to the court ordering or confirming such sale, and such sale shall