

recorded herewith. Intending to convey to said mortgagees all and the same estate conveyed to said Waterman Taft in said deed to which reference may be had. To have and to hold the above granted premises to the said Uxbridge Savings Bank their successors and assigns to their use and behoof forever. And I do for myself my heirs executors and administrators do covenant with the said Uxbridge Savings Bank their successors and assigns that I am lawfully seized in fee simple of the afore granted premises that they are free from all incumbrances except a right of dower held by the widow of said Arnold Taft under the laws of the Commonwealth and also a right of homestead enjoyed by said widow both of said rights being set off to said widow by metes & bounds that I have good right to sell and convey the same to the said Grantee and that I will and my heirs executors and administrators shall warrant and defend the same premises to the said Grantee their successors and assigns forever against the lawful claims and demands of all persons. Provided nevertheless that if the Grantor his heirs executors or administrators shall pay unto the said Grantee their successors or assigns the sum of two thousand dollars on demand after one year from date hereof with interest semi annually at the rate of eight per centum per annum at the office of said Institution together with all sums paid by them in and about said estate by virtue hereof with interest semi annually at the rate aforesaid and until such payment shall pay all taxes and assessments levied or assessed on the granted premises shall keep all buildings thereon insured in a reasonable sum against fire and assign the policy or policies to the Grantee their successors or assigns (and in case of any neglect to renew said policy or policies hereby authorizing them at his expense to do the same and to do all necessary acts therefor in his name) and shall do no act nor suffer any to be done that shall vacate or make void any such policy and shall not commit or suffer any strip or waste of the granted premises then this deed as also a certain note dated this day signed by the Grantor whereby he promises to pay the Grantee or their successors or assigns the said sum with interest semi annually at the office of the said Institution shall both be void. And provided also that at any time after a breach of any of the foregoing conditions the Grantee their successors or assigns by their agent or attorney may sell and dispose of the