

ing from Mendon to Millville containing three fourths of an acre more or less and the same premises that were conveyed to Eros T. Albee by Hanson J. Freeman by deed dated Oct. 31 1845 and recorded with Worcester County Deeds, Book 404 Page 268 and the same that were conveyed by said Eros T. Albee to Robert Taft by deed dated December 11, 1871 & recorded as above Book 869 Page 81 - and also the same conveyed to the said Eliza A. Albee by said Robert Taft by deed of even date herewith and to be recorded,

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Christopher Daniels and his heirs and assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs, executors, and administrators, covenant with the grantee and his heirs and assigns that said Eliza A. Albee is lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, that we have good right to sell and convey the same as aforesaid: and that we will and our 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 we or our heirs executors, administrators or assigns, shall pay unto the grantee or his executors, administrators or assigns the sum of seven hundred dollars on demand after this date, with interest semi-annually at the rate of six per cent. per annum, and until such payment, shall pay all taxes and assessments on the granted premises: shall keep the buildings thereon insured against fire in a sum not less than seven hundred dollars, for the benefit of the grantee and his executors, administrators and assigns at such Insurance Office as they shall approve, 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 of even date herewith signed by us whereby we promise to pay to the grantee or order the said sum and interest at the times aforesaid, shall be void. But upon any default in the performance or observance of the foregoing condition the grantee or his executors, administrators, 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, at public auction in said Mendon first publishing a notice of the time and place