

*This mortgage is to be subject to a mortgage given by us to Christopher
 Daniels for the sum of 700 \$ dated the day

paid by Robert Taft of the Town of Uxbridge in said County,
 the receipt whereof is hereby acknowledged, do hereby give, grant,
 bargain, sell and convey unto the said Robert Taft & his heirs and
 assigns a certain tract or parcel of land, with all the buildings
 thereon, situated in the Southwesterly part of said Mendon on
 the Easterly side of the road leading from Mendon to Millville
 containing three fourths of an acre, more or less, and the same prem-
 ises that were conveyed to Enos T. Albee by Hanson S. 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 Enos T. Albee
 to Robert Taft by deed dated Dec. 11, 1871 & recorded as above Book 869
 Page 81 and the same that were conveyed by said Taft to the said ^{female}
 grantor by deed dated of even date herewith. * To have and
 to hold the granted premises, with all the privileges and appurte-
 nances thereto belonging, to the said Robert Taft 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 H. is
 lawfully seized in fee-simple of the granted premises, that they are
 free from all incumbrances, excepting the mortgage to Christopher
 Daniels before mentioned 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 except said Daniels mortgage.

Provided nevertheless that if we, or our heirs execu-
 tors, administrators, or assigns, shall pay unto the grantee, or
 his executors, administrators, or assigns the sum of three hundred
 and seventy five (375) 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 one thousand dollars 700 \$ for
 the benefit of said Daniels & 300 - 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