

the granted premises, or on any interest therein, or on the debt secured hereby; shall keep the buildings on said premises insured against fire in a sum not less than one thousand dollars, for the benefit of the grantee, and his executors, administrators and assigns, in such form and at such insurance offices 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 me whereby I promise to pay to the grantee, or order, the said principal sum and instalments of interest at the time 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, by public auction in said Mendon, first publishing a notice of the time and place of sale once each week for three successive weeks in some one newspaper published in said Mendon or county of Worcester and may convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and such sale shall forever bar me and all persons claiming under me from all right and interest in the granted premises, whether at law or in equity. And out of money arising from such sale the grantee or his representatives shall be entitled to retain all sums then secured by this deed, whether then or thereafter payable, including all costs, charges and expenses incurred or sustained by them by reason of any default in the performance or observance of the said condition, rendering the surplus, if any, to me or my heirs or assigns; and I hereby, for myself and my heirs and assigns, covenant with the grantee and his heirs, executors, administrators and assigns that, in case a sale shall be made under the foregoing power, I or they will upon request execute, acknowledge and deliver to the purchaser.