

Wood to Amariah A. Taft by deed dated June 24th 1892, and recorded with Worcester District Deeds, Book 1385, Page 277. The above described premises are conveyed subject to a prior mortgage given to the Milford Cooperative Bank, dated Jan. 10, 1898, on which there is now due Two Hundred and Twenty-eight Dollars. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Clifton E. Bates and his heirs and assigns, to their own use and behoof forever, except as aforesaid. And I hereby, for myself and my heirs, executors and administrators, covenant with the grantee and his heirs and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, except as aforesaid; that I have good right to sell and convey the same 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, except as aforesaid. Provided, nevertheless, that if I, or my heirs, executors, administrators or assigns, shall pay unto the grantee, or his executors, administrators or assigns, the sum of One Hundred and Twenty-two Dollars on demand from 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, to whomsoever laid or assessed, whether on 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 Three Hundred Dollars, for the benefit and his executors, administrators and assigns, in such form and at such insurance offices as they shall approve; and, at least two days before the expiration of any policy on said premises, shall deliver to him or them a new and sufficient policy to take the place of the one so expiring; 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