

thence Easterly on said Staples land to said road, thence Southerly on said road to the point of beginning. The third tract is situated Westerly of the last named tract, contains 80 square rods more or less and is bounded as follows; beginning at the North East corner of the premises by land formerly of Simon B. Staples; thence S. 12° W. 7 rods and 20 links to corner of wall by land formerly of Edward B. Staples; thence N. $78\frac{1}{2}^{\circ}$ W. 9 rods and 21 links to corner of wall; thence N. $23\frac{1}{2}^{\circ}$ W. 4 rods and 14 links by wall to said Simon B. Staples land, the last two lines being on land formerly of said Edward B. Staples; thence N. 84° E. 12 rods and 21 links to the point of beginning. Being the same premises that I this day purchased of the said Holbrook and this mortgage is given as a part payment of the purchase price.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Willard Holbrook and his heirs and assigns, to their own use and behoof forever. 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, 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.

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 Four Hundred Dollars payable Fifty Dollars a year after the first year from this date, with interest semi-annually at the rate of Five per cent. per annum and until such payment shall pay all taxes and assessments, to whomever 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