

at the office of the said Bank, together with all sums paid by them in and about said estate, by virtue hereof, with interest semi-annually, and until such payment shall pay all taxes and assessments levied or assessed on the granted premises to whomsoever assessed; shall keep all buildings thereon insured, in a reasonable sum against fire, and assign the policy or policies to the grantee, its successors or assigns, (and in case of any neglect to renew said policy or policies hereby authorizing it, at his expense, to do the same, and to do all necessary acts therefor, in his name,) and shall do no act, nor suffer any to be done, that shall vacate or make void any such policy; and shall not commit or suffer any strip or waste of the granted premises; then this deed, as also a certain promisory note, dated this day, signed by the grantor, and whereby he promises to pay the grantee, or its successors or assigns, the said sum, with interest semi-annually, at the office of said Bank, shall both be void.

A N D P R O V I D E D, A L S O, that at any time after a breach of any of the foregoing conditions, the grantee, its successors or assigns, by its agent or attorney, may sell and dispose of the granted premises, with all the improvements thereon, at public auction; such sale to be on or near the premises, without further notice or demand, except giving notice of the time and place of sale, once, at least, in each of three successive weeks, in one newspaper printed in the County of Worcester, and in their own names, or as the attorneys of the grantor, or his heirs or assigns, for that purpose by these presents duly authorized, convey the same, or any part thereof, absolutely and in fee simple, to the purchaser or purchasers accordingly; and out of the money arising from such sale, to retain all sums then secured by this deed, (whether then or thereafter payable,) together with interest, and all costs and expenses of any suit, or proceeding, in law or equity thereon or concerning said note or mortgage, and all expenses incurred in such sale; paying the surplus, if any, to the grantor, or his assigns, and such sale shall forever bar the grantor, and all persons claiming by or under him from all right and interest in the premises. It being mutually agreed that the grantee, its successors or assigns, may purchase at said sale, and that no other purchaser shall be answerable for the application of the purchase money.

And I Fannie Dupre wife, of the said Charles N. Dupre for the consideration aforesaid, do hereby release and quit-claim unto the said Webster Five Cents Savings Bank, and its successors and assigns, all the right, title, claim or demand which I may have in and unto the premises hereby conveyed, under or by virtue of the Homestead Exemption Laws of the Commonwealth of Massachusetts, and also all right, claim, or possibility of D O W E R in said premises, and all rights by statute therein.

I N W I T N E S S W H E R E O F, we the said Charles N. and Fannie Dupre have hereunto set our hands and seals this twenty-ninth day of July in the year of our Lord one thousand nine hundred and ten

Signed, sealed and delivered

in presence of

A. R. Greeley

Charles N. Duprey

(seal)

Fannie Duprey

(seal)

Worcester, ss. July 29th 1910. Then personally appeared the above named Charles N. Duprey and acknowledged the foregoing instrument to be his free act and deed- before me.

Archer R. Greeley Justice of the Peace.

Rec'd July 30, 1910, at 8h. 30m. A. M. Ent'd & Ex'd.

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K N O W A L L M E N B Y T H E S E P R E S E N T S

Taft
to
Harrington

that I, Royal C. Taft, of Boston, in the County of Suffolk and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations, paid by Michael T. Harrington of Mendon, in the County of Worcester and said Commonwealth, the receipt whereof is hereby acknowledged, do hereby G R A N T, B A R G A I N, S E L I, and C O N V E Y unto the said Michael T. Harrington a certain tract of wood, pasture and sprout land, situated on the southerly side of the road leading from Milford to Mendon, in said MENDON, and bounded as follows: Beginning at the northeasterly corner of the granted premises, at a stone wall on said road, at land now or formerly of one Rogers; thence S. 29° 30' E. 11.2 rods, and S. 33° E. 27.4 rods, with a wall and said Rogers land, to a corner of walls at land of Henrietta W. Day; thence S. 51° 30' W. 40.2 rods to a post, and S. 26° E. 5.1 rods, and S. 51° 15' W. 10 rods, and S. 62° W. 4.76 rods, all with said Day land, to land of Clarence A. Taft at the westerly side of the Old Streeter Road, so called; thence with said Taft land and said old road, about 34 rods to said road from Milford to Mendon; thence across the end of said Old Streeter Road to the easterly side thereof; thence still with said road from Milford to Mendon, N. 49° 30' E. 44.8 rods, and N. 40° 20' E. 20.8 rods, to the point of beginning, at said Rogers land; excepting herefrom all rights