

thence turning and running northerly with said Beaucage land about 101 feet to said Milford Street; thence westerly with said Milford Street to the point of beginning.

For my title see deed of James Edward Flooks to Robert Flooks and myself, the said Marion Flooks, husband and wife, as joint tenants, dated, August 22, 1936, and recorded with Worcester District Deeds, Book 2674, Page 144; said Robert Flooks having deceased at Mendon, Massachusetts, on April 6, 1937, death certificate to be filed for record.

W I T N E S S my hand and seal this 19th day of November 1938

Witness to mark of Marion Flooks her
Joseph H. Doyle Marion + Flooks (seal)
mark

The Commonwealth of Massachusetts
Worcester ss. November 19, 1938 Then personally appeared the above named Marion Flooks and acknowledged the foregoing instrument to be her free act and deed, before me

Joseph H. Doyle Justice of the Peace
My commission expires Nov. 25, 1938.

Rec'd Nov. 23, 1938 at 11h. 39m. A. M. Ent'd & Ex'd.

* * * * *

Thurber

to

Milford Federal
Sav. & Loan
Assoc'n

See Discharge

B.3196 P.142

I, Marion E. Thurber, married, of Milford, Worcester County, Massachusetts, for consideration paid, grant to the Milford Federal Savings and Loan Association a United States corporation doing business in Milford, Worcester County, Massachusetts, with M O R T G A G E covenants to secure the payment of Twelve Hundred Dollars with interest from the date hereof at the rate of six per cent per annum on the unpaid balance, principal and interest payable in installments of twelve Dollars on the first day of each and every month, beginning on the first day of December 1938, to be applied first to interest on the unpaid balance and the remainder to principal, until said debt is paid in full; with the right to make additional payments on account of said principal sum except that when a prepayment made at any time equals or exceeds 20 per cent of the original principal amount of the loan not more than 90 days' interest on the amount of such prepayment may be charged, and also to secure the performance of all covenants and agreements herein contained;

All as provided in my note of even date; that certain tract or parcel of land, with the buildings thereon, on the southerly side of Milford Street, in said MENDON, being all those premises conveyed to me by deed of Marion Flooks, dated November 19, 1938, to be recorded with Worcester District Deeds, and therein bounded and described as follows:- "a certain tract or parcel of land, with the buildings thereon, in said Mendon, on the southerly side of Milford Street, bounded and described as follows: Beginning at a stake at the northwesterly corner of said parcel on the southerly side of said Milford Street and at land of Carl M. Taft, formerly of George M. Taft; thence southerly with said Carl M. Taft land 98.8 feet to a drill hole in a rock; thence turning and running easterly with said Carl M. Taft land 167 feet to a stake at land of Ernest J. Beaucage and Jennie M. Beaucage, formerly of Robert Flooks and Marion Flooks; thence turning and running northerly with said Beaucage land about 101 feet to said Milford Street; thence westerly with said Milford Street to the point of beginning."

Including as a part of the realty all portable or sectional buildings, heating apparatus, plumbing, ranges, mantels, storm doors and windows, oil burners, gas and oil and electric fixtures, screens, screen doors, awnings, electric and gas refrigerators, air conditioning apparatus, and other fixtures of whatever kind and nature, on said premises, or hereafter placed thereon prior to the full payment and discharge of this mortgage, insofar as the same are or can by agreement of the parties be made a part of the realty.

The mortgagor covenants and agrees to make, in addition to the monthly payments above stated, to the Association equal monthly payments sufficient to amortize the amount (estimated by the mortgagee) of all taxes and assessments within a period ending one month prior to the due date of such taxes and assessments. The mortgagee shall hold such monthly payments to pay such taxes and assessments when due and payable, subject to an equitable adjustment if the moneys thus paid based on the aforesaid estimate shall be more or less than the actual amount due for said taxes and assessments, and in the event of the foreclosure of this mortgage, all such payments shall be credited to the amount of the principal remaining unpaid on said note to the extent they have not been used for the payment of taxes and assessments as provided herein.

This mortgage is upon the following express conditions:

That the mortgagor will pay on demand to the mortgagee, or the mortgagee may at its option add to the principal balance then due, any sums advanced or paid by the mortgagee on account of any default, of whatever nature, by the mortgagor, or any sums advanced or paid, whether before or