

and recorded with said Deeds, Book 2838, Page 188 and also by deed of Elizabeth F. Hogarth et al., dated October 1, 1942 recorded with said Deeds, Book 2874, Page 102.

Said premises are conveyed subject to taxes assessed for the-1944, which taxes the grantees assume and agree to pay.

W I T N E S S my hand and seal this 13th day of May 1944.

Walter H. Newcomb(seal)

The Commonwealth of Massachusetts  
Worcester, ss. May 13, 1944 Then personally appeared the above named Walter H. Newcomb and acknowledged the foregoing instrument to be his free act and deed, before me

Alfred B. Cenedella Notary Public

My commission expires December 8, 1944

Rec'd May 15, 1944 at 2h. 29m. P. M. Ent'd & Ex'd

\* \* \* \* \*

We, Clinton S. Coburn and Gertrude B. Coburn, husband and wife, both of Hopedale, 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 Nineteen Hundred (\$1900.00) Dollars with interest thereon, as provided in our note of even date, and the observance and performance of all of the covenants and agreements of this mortgage and of said note: All the premises described in a deed of William H. Baker to William Smith, dated October 4, 1897, and recorded with Worcester District Deeds, Book 1557, Page 245, and bounded and described in said deed as follows: "A certain lot of land with the buildings thereon, situated in MENDON, bounded and described as follows, viz: Beginning at a stake in the corner of the wall at the north-west corner of the premises on the east side of the road leading from Mendon to Millville; thence easterly by and with the wall to a corner of wall; thence southerly by and with the wall to a corner of wall; thence westerly by and with the wall and fence to said road; thence northerly by and with said road to the place of beginning. The first three lines bound on land now or formerly of Robert Brown. Containing half an acre, more or less. Together with the privilege of drawing water from the well in the lot south of the premises hereby conveyed."

Coburn et ux.

to

Milford  
Federal Sav. &  
Loan Assoc'n

See Discharge

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Also another parcel of land, being all the premises described in a deed of Robert Brown to William Smith, dated January 5, 1900, and recorded with Worcester District Deeds, Book 1639, Page 263, and bounded and described in said deed as follows: "a certain tract of land situated in said MENDON on the Easterly side of the road leading from Albeeville to Chestnut Hill and described as follows: Beginning at the Southwesterly corner of the premises on said road; thence (southerly 25 rods) bounded Southwesterly by land of said grantor; thence Easterly about eleven rods and bounded Southeasterly by said grantor's land; thence Northerly about fifteen rods and bounded Easterly by said grantor's land; thence Westerly about ten rods, and bounded Northerly by land of Marcena Daniels; thence Northerly about ten rods to the road and bounded Easterly by said Daniels land; thence Westerly one and one-half rods on the road to the place of beginning, and bounded Northerly by said road, containing one acre thirty square rods more or less."

Meaning and intending to convey all the same premises as were conveyed to us by Walter H. Newcomb by deed of even date to be recorded herewith.

Including as a part of the realty all portable or sectional buildings, heating apparatus, plumbing, mantels, storm doors and windows, oil burners, gas and oil and electric fixtures, screens, screen doors, awnings, 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.

Whenever the words Mortgagor and Mortgagee are used herein they shall include their several heirs, executors, administrators, successors, grantees and assigns subject to the limitations of law and of this instrument, and if the context requires, the words Mortgagor and Mortgagee and the pronouns referring to them shall be construed as plural, neuter or feminine.

The Mortgagor covenants and agrees that he shall keep the buildings now or hereafter standing on the mortgaged premises insured against fire and (when required by the Mortgagee) also against other casualties and contingencies in sums satisfactory to and for the benefit of the Mortgagee.

The Mortgagor agrees and covenants to pay to the Mortgagee, on the payment dates of the note secured by this mortgage, in addition to the payments of principal and interest therein required, a monthly apportionment of the sum estimated by the Mortgagee to be sufficient to make payment of all municipal taxes, charges and assessments, and insurance premiums, upon the mortgaged property as they shall become due and any bal-