

I, Berton G. Brown of Mendon, Worcester County, Massachusetts, for consideration paid, grant to Belle Fenning, of Medway, Norfolk County, Massachusetts, with Q U I T C L A I M covenants the land with the buildings thereon, situated in MENDON, Worcester County, Massachusetts, on the westerly side of the road leading from the Old Turnpike to Millville, and bounded and described as follows: Beginning at said road at land now or formerly of Mrs. Cosgrove; thence Westerly as the wall stood March 5, 1859, and bounded Northerly on said Cosgrove land, nineteen (19) rods lacking one (1) foot to stones at the end of a partition wall at land now or formerly of George Wilber; thence Southeasterly on said Wilber land, sixteen and one-fourth (16 1/4) rods to a stake and stones on the northwesterly side of said road; thence Northeasterly by said road, nineteen (19) rods lacking one (1) foot to the point of beginning.

Brown  
to  
Fenning

1-\$2.00 Stamp  
1-50¢ Stamp  
1-25¢ Stamp  
Cancelled

For my title see deed of Amy B. Gaskill to me, dated September 27, 1944, recorded with Worcester District Deeds, Book 2934, Page 114.

I, Ethel M. Brown wife of said grantor, release to said grantee all rights of D O W E R and H O M E S T E A D and other interests therein.

W I T N E S S our hands and seals this 24th day of July 1945.

Berton G. Brown  
Ethel M. Brown

The Commonwealth of Massachusetts  
Norfolk, ss. July 24th, 1945 Then personally appeared the above named Berton G. Brown and acknowledged the foregoing instrument to be his free act and deed, before me

Albert L. Saunders Notary Public  
My commission expires Aug. 23, 1951.

Rec'd July 26, 1945 at 3h. 50m. P. M. Ent'd & Ex'd

\* \* \* \* \*

I, Belle Fenning, of Medway, Norfolk County, Massachusetts, for consideration paid, grant to the Medway Co-operative Bank situated in Medway, Norfolk County, Massachusetts, with M O R T G A G E covenants, to secure the payment of Fifteen Hundred (1500) Dollars in fifteen (15) years from this date, with interest thereon at the rate of six (6) per cent per annum, payable in monthly installments of \$12.66 on the 24th day of each month hereafter, which payments shall first be applied to interest then due and the balance thereof remaining applied to principal; the interest to be computed monthly in advance on the unpaid balance, together with such fines on interest in arrears as are provided for in the by-laws of said Bank; with the right to make additional payments on account of said principal sum on any payment date after one year from the date hereof, all as provided in my note of even date, the land, with the buildings thereon, situated in MENDON, Worcester County, Massachusetts, on the westerly side of the road leading from the Old Turnpike to Millville, and bounded and described as follows: Beginning at said road at land now or formerly of Mrs. Cosgrove; thence Westerly as the wall stood March 5, 1859, and bounded Northerly on said Cosgrove land, nineteen (19) rods lacking one (1) foot, to stones at the end of a partition wall at land now or formerly of George Wilber; thence Southeasterly on said Wilber land, sixteen and one-fourth (16 1/4) rods to a stake and stones on the northwesterly side of said road; thence Northeasterly by said road, nineteen (19) rods lacking one (1) foot, to the point of beginning.

Fenning  
to  
Medway Co-op.  
Bank

*W. S. Fenning*  
B. 13972  
P 126

For my title see deed from Berton G. Brown to me, to be recorded herewith.

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, 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.

This mortgage is upon the statutory condition, and upon the further conditions:

First. That the undersigned and each subsequent owner of the equity of redemption of the real estate at any time covered by this mortgage, shall at all times be a member of the said Co-operative Bank, and shall hold one or more unmatured, paid-up or matured shares, in his own name; and that the provisions of Chapter 170 of the General Laws as amended (Acts of 1941, Chapter 293) and any amendments thereof shall at all times be complied with; and failure to comply with this requirement shall constitute a breach of condition of this mortgage, for which the unpaid balance of the loan secured by this mortgage shall become due and payable forthwith, at the option of the said Bank.

Second. The mortgagee is hereby specifically authorized to pay when due, or at any time thereafter, all municipal taxes, charges and assessments, and insurance premiums, upon the mortgaged property and to charge