

follows: Eight dollars and interest one month from date and a like payment each month thereafter until the full amount of said principal sum is paid with interest at the rate of six per cent per annum, and until such payment shall pay all taxes and assessments, to whomsoever laid or assessed, whether on the granted premises or on any interest therein, or on the debt secured hereby; shall keep the building on said premises insured against fire, in a sum not less than a reasonable sum of dollars for the benefit of the grantee and his executors, administrators, and assigns, in such form and at such insurance offices as they shall approve, and, at least two days before the expiration of any policy on said premises shall deliver to him or them, a new and sufficient policy to take the place of the one so expiring; and shall not commit or suffer any strip or waste of the granted premises, or any breach of any covenant herein contained; then this deed, as also a note of even date herewith, signed by me whereby I promise to pay to the grantee or order the said principal sum and instalments of interest at the times aforesaid, shall be void. But upon any default in the performance or observance of the foregoing condition, the grantee, or his executors, administrators, or assigns, may sell the granted premises or such portion thereof as may remain subject to this mortgage in case of any partial release hereof together with all improvements that may be thereon, by public auction in said Worcester first publishing a notice of the time and place of sale once each week for three successive weeks in some one newspaper published in said Worcester the first publication of such notice to be not less than twenty-one days before the day of sale, and may convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee-simple; and such sale shall forever bar me and all persons claiming under me from all right and interest in the granted premises, whether at law or in equity. And out of money arising from such sale the grantee or his representatives shall be entitled to retain all sums then secured by this deed, whether then or thereafter payable, including all costs, charges, and expenses incurred or sustained by them by reason of any default in the performance or observance of the said condition, rendering the surplus, if any, to me or my heirs or assigns; and I hereby, for myself and my heirs or assigns, covenant with the grantee and his heirs, executors, administrators, and assigns, that, in case a sale shall be made under the foregoing power, I or they will upon request, execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale, and said grantee and his assigns are hereby appointed and constituted the attorney or attorneys irrevocable of the said grantor to execute and deliver to the said purchaser a full transfer of all policies of insurance on the buildings upon the land covered by this mortgage at the time of such sale. And it is agreed that the grantee, or his executors, administrators or assigns, or any person or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance or observance of the condition of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof.

And for the consideration aforesaid I, Eli J. Provencal, husband of the grantor herein do hereby release unto the said grantee and his heirs and assigns all right of or to both CURTESY and HOME-STEAD in the granted premises, and all rights by statutes and all other rights therein.

IN WITNESS WHEREOF we the said Lillian Provencal and Eli J. Provencal hereunto set our hands and seals this twenty-ninth day of July in the year one thousand nine hundred and fourteen.

Signed and sealed in presence of
 E. Bert Johnson to L. P. and E. J. P. Lillian Provencal (seal)
 Eli J. Provencal (seal)

Commonwealth of Massachusetts.

Worcester ss. July 29th 1914. Then personally appeared the above-named Lillian Provencal and acknowledged the foregoing instrument to be her free act and deed, before me-

E. Bert Johnson, Justice of the Peace.

Rec'd July 29, 1914, at 4h. 16m. P. M. Ent'd & Ex'd.

* * * * *

KNOW ALL MEN BY THESE PRESENTS that I, John H. Cunningham, County of Worcester, State of Massachusetts, in consideration of One Dollar and other valuable considerations paid by Jessie F. Noyes of Hopedale in said County the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL, and CONVEY unto the said Jessie F. Noyes a certain tract or parcel of land situated on the westerly side of North Avenue, in the Town of MENDON in said County, bounded and described as follows: Beginning at the southeast corner of the granted premises at a stake at

Cunningham

to

Noyes