

my heirs, executors and administrators do covenant with the grantee and his heirs and assigns, that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same to the grantee and his heirs and assigns forever as aforesaid and that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons.

Provided nevertheless that if the grantor his heirs, executors or administrators shall pay unto the grantee his executors, administrators or assigns the sum of five thousand dollars payable five hundred dollars annually from date, with six per cent. interest per annum thereon, payable annually and until such payment, keep the buildings standing on the land aforesaid insured against fire in a sum not less than four thousand dollars for the benefit of said mortgagee and his executors, administrators and assigns at such Insurance Office as he shall approve, and also pay all taxes and assessments levied or assessed on the granted premises, and shall not commit or suffer any strip or waste of the granted premises, then this deed, as also a note dated this day signed by the grantor whereby for value received he promises to pay the grantee or order the said sum and interest at the time aforesaid shall be void. And provided also that at any time after any breach of the foregoing conditions, the grantee or his executors, administrators or assigns may sell and dispose of the granted premises, with all improvements that may be thereon at public auction, either with or without order of court, such sale to be on or near the granted premises without further notice or demand except giving notice of the time and place of sale once in each of three successive weeks in one news paper printed in the County of Worcester, and in his or their own names or as the attorney of the grantor for that purpose by these presents duly authorized convey the same 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