

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to me by deed of Eric Swanson, dated December 20, 1941, to be recorded herewith.

Said premises are subject to a mortgage given by Eric Swanson to the Uxbridge Co-operative Bank, dated February 5, 1934, and recorded with Worcester District Deeds, Book 2604, Page 294, which mortgage the grantees assume and agree to pay as part consideration for this deed.

Consideration less than \$100.00; no stamps required.

W I T N E S S my hand and seal this 20th day of December, 1941

Ruth E. Ostrand (seal)

The Commonwealth of Massachusetts

Worcester, ss. December 20, 1941 Then personally appeared the above-named Ruth E. Ostrand and acknowledged the foregoing instrument to be her free act and deed, before me

Teresa E. Mongiat Notary Public

My commission expires January 31, 1947.

Rec'd Jan. 21, 1942 at 4h. 22m. P. M. Ent'd & Ex'd.

* * * * *

KNOW ALL MEN BY THESE PRESENTS: Green et ux.
that we, Robert Stanley Green and Nora E. Green, husband and wife, both of
Spencer, Worcester County, Massachusetts, for consideration paid, grant to
the Worcester Co-operative Federal Savings and Loan Association a United to
States corporation doing business in Worcester, Worcester County, Massachu-
setts, with M O R T G A G E covenants to secure the payment of Two
Thousand and 00/100 Dollars, with interest thereon, as provided in our note Wor. Co-op.
of even date, and the observance and performance of all the covenants and Federal Sav. &
agreements of this mortgage and of said note; the land, with the buildings Loan Assoc'n.
thereon, situated in said SPENCER, on the easterly side of the County Road
leading from Spencer to Paxton, consisting of about three and fifty-five
hundredths (3.55) acres bounded and described as follows: Beginning at
the northwesterly corner thereof, in the easterly line of said road, it
being also the southwesterly corner of land of Charles E. Allen et ux;
thence S. 82° 30' E. three hundred forty-two (342) feet by said Allen land
to the Seven Mile River; thence southerly by the west shore of said river
about two hundred ninety-three (293) feet to land of Carl A. Werme et ux;
thence S. 87° 35' W. two hundred twenty (220) feet; thence S. 3° 45' W.
one hundred thirty (130) feet; thence S. 8° 23' W. one hundred ten (110)
feet; thence N. 88° 45' W. one hundred forty-two (142) feet to the east
line of said road, at a point fifty-two (52) feet north of a Worcester
County highway bound, the last four courses being by other land of said
Werme et ux; thence northerly by the east line of said County Road five
hundred eighty-six and seven tenths (586.7) feet to the place of beginning.

Being the same premises to us conveyed by deed of Carl A. Werme
et ux, dated March 27, 1937, and recorded in the Worcester District Regis-
try of Deeds, Book 2691, Page 23.

Including as a part of the realty all portable or sectional build-
ings, 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 agree-
ment of the parties be made a part of the realty.

This mortgage is upon the following express conditions, each and
all of which the mortgagor covenants and agrees with the mortgagee and its
successors and assigns to observe and perform, namely:

That the mortgagor will pay to the mortgagee, on the payment dates
of the note secured by this mortgage, in addition to the payments of prin-
cipal and interest therein required, a monthly apportionment of the sum
estimated by the mortgagee to be sufficient to make payment of all muni-
cipal taxes, charges and assessments, and insurance premiums, upon the
mortgaged property, as they shall become due and any balance due for any
of said payments shall be paid by the mortgagor. The mortgagee is hereby
specifically authorized to pay when due or at any time thereafter, all of
said payments and to charge the same to the account of the mortgagor;

That the mortgagor will insure in sums satisfactory to the mort-
gagee and for the benefit of the mortgagee the buildings now or hereafter
standing on said land against such hazards, casualties, and contingencies
as the mortgagee may from time to time direct, and deposit all such insur-
ance policies with the mortgagee;

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 what-
ever nature, by the mortgagor, or any sums advanced or paid, whether before
or after default, for taxes, repairs, improvements, insurance on the mort-
gaged property or any other insurance pledged as collateral to secure the

See Discharge
B.3640 P.240.