

aforesaid. And if the said insurance shall not be constantly continued and the Policy thereof is assigned & hereby grant to said & executors administrators and assigns or either of them the right to insure said buildings at & expense and & hereby authorize the said & executors administrators or assigns or either of them for the purpose of effecting such insurance to create a lien upon the lands under said buildings and to do all things necessary or proper for effecting said insurance.

Provided nevertheless that if the said Charles F. Goodnow his heirs executors or administrators pay to the said Ezra W. Meowry his heirs executors administrators or assigns the sum of two hundred Dollars and interest payable annually one hundred Dollars to be paid in one year from date and one hundred Dollars to be paid in two years from date together with such sums if any as said Ezra W. Meowry his executors administrators or assigns or either of them shall pay for the insurance of said buildings with lawful interest for the same semi annually then this Deed as also one certain note bearing even date with these presents given by the said Charles F. Goodnow to the said Ezra W. Meowry to pay the same sum with interest at the time aforesaid shall be void.

But if default shall be made in payment of the sums of money mentioned in the condition of this mortgage deed or any part thereof or the interest thereon then in case of such default & the said Charles F. Goodnow the Grantor do hereby authorize and empower and make this my irrevocable power of attorney for the said Ezra W. Meowry his executors administrators or assigns to sell and dispose of the aforegranted premises or any part thereof and all benefit and equity of redemption of the said grantor his heirs executors administrators or assigns therein and either during the life or after the death of the said Grantor in his name or otherwise to make execute acknowledge and deliver to the purchaser or purchasers of said premises or any part thereof the necessary deed or deeds with the usual covenants therein for conveying said premises or any part thereof in fee simple.

And out of the proceeds of such sale or sales to retain and pay the principal and interest then unpaid on said sums mentioned in the condition of this Mortgage Deed with all reasonable costs charges or expenses of any suit or suits concerning the premises and of such sale and conveyance or incurred in relation thereto and reasonable compensation for making such sale and conveyance and doing all things necessary and proper in the premises accounting for and paying to the said Grantor his heirs or assigns the overplus if any in a reasonable time after demand thereto.

Provided however that some one or more of the persons herein before authorized and empowered to make such sale shall make before some Justice of the Peace an affidavit that he had at the time of such sale an interest in this mortgage that such sale was made at Public Auction on said granted premises and that no-