

said sum at the rate of six per centum per annum payable annually and until such payment keep the buildings standing on the land aforesaid insured against fire in a sum not less than four hundred dollars for the benefit of said mortgagee and payable to him in case of loss at some Insurance Office approved by him or in any default thereof shall on demand pay to said mortgagee all such sums of money as the said mortgagee shall reasonably pay for such insurance with interest and also pay all taxes levied or assessed upon the said premises then this deed as also a certain promissory note bearing even date with this presents signed by the said Michael Burke whereby for value received he promises to pay the said Joseph Cummings or his order the said sum and interest at the times aforesaid shall both be absolutely void to all intents and purposes. But if default shall be made in the payment of the money above mentioned or the interest that may grow due thereon or of any part thereof then it shall be lawful for the said grantee his executors administrators or assigns to sell and dispose of all and singular the premises hereby granted or intended to be granted and all benefit and equity of redemption of the said Michael Burke the grantor his heirs executors administrators or assigns therein at public auction such sale to be on or near the premises hereby granted first giving notice of the time and place of sale by publishing the same once each week in three successive weeks in some newspaper printed in the County of Worcester aforesaid. And in his or their own names or as the attorney of the said Michael Burke the grantor for that purpose by these presents duly authorized constituted and appointed to make and deliver to the purchaser or purchasers thereof a good and sufficient deed or deeds of conveyance for the same in fee simple. And out of the money arising from such sale to retain the said sum of four hundred dollars or the part thereof remaining unpaid and also the interest then due on the same together with the costs and charges of advertising and selling the same premises rendering the surplus of the purchase money if any there be over and above the said sum and interest as aforesaid together with a true and particular account of said sale and charges to the said Michael Burke the grantor his heirs executors administrators or assigns which sale so to be made shall forever be a perpetual bar both in law and equity against the said Michael Burke the grantor his heirs and assigns and all other persons claiming or to claim the premises or any part thereof by force