

instrument and to be recorded. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Ellen Quigley and her heirs and assigns, to their own use and behoof forever. And I hereby, for myself and my heirs, executors and administrators covenant with the grantee and her 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 as aforesaid: and that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons.

Provided nevertheless that if I, or my heirs, executors, administrators or assigns, shall pay unto the grantee, or her executors, administrators or assigns, the sum of Four Hundred and Twenty five Dollars (\$425) on demand from this date, with interest semi-annually at the rate of five 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 buildings on said premises insured against fire in a sum not less than five hundred dollars, for the benefit of the grantee, and her executors, administrators and assigns, in such form and at such insurance offices as they shall approve: 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 her 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 Mendon 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 County of Worcester