

of land on the Northernly side of said Upbridge road opposite the house on said premises first named bounded on the South by said road, on the East by land of Henry Blanchard on the North by land of said Blanchard and land of Blanson Taft and land of Warren Ross, on the West by land of George and Luther G. Taft containing ten acres more or less. Also one other piece of woods, spruce and meadow land bounded on the South by land of Warren Ross, on the East by land of Alanson Taft and B. M. Wheelock, on the North by land of George and Luther G. Taft on the West by land of Christopher David and Peter Morris containing ten acres more or less with a right of way to the meadow through said piece of land.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Amariah A. Taft and his heirs and assigns to their own use and behoof forever. And we hereby for ourselves and our heirs executors and administrators covenant with the grantee and his heirs and assigns that we are lawfully seized in fee simple of the granted premises that they are free from all incumbrances that we have good right to sell and convey the same as aforesaid and that we will and our 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 grantee or their heirs executors administrators or assigns shall pay unto the grantee or his executors administrators or assigns the sum of seven hundred and fifty dollars payable one hundred dollars annually from this date with interest semi-annually at the rate of seven per cent per annum and until such payment shall pay all taxes and assessments on the granted premises shall keep the buildings thereon insured against fire in a sum not less than eight hundred dollars for the benefit of the grantee and his executors administrators and assigns at such insurance office 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 grantors whereby they promise to pay to the grantee or order the said sum and interest at the times aforesaid shall be void. But upon any default in the performance or observance of the foregoing condition the grantee or his executors administrators or assigns may sell the granted premises or such portion there-