

and described as follows:- Beginning on the southerly side of said old Poor Farm road at the intersection of said road with the road leading from Albeville to Uxbridge; thence S. 7° 45' W. one hundred twenty-two and seventy-six one-hundredths (122.76) rods on land of William C. Robinson; thence S. 85° 30' W. eighteen and seventy-six one-hundredths (18.76) rods on land of Joseph Limothe; thence N. 39° W. eleven and thirty-two one-hundredths (11.32) rods; thence N. 57° W. thirteen and fifty-two one-hundredths (13.52) rods; thence S. 17° 30' W. twenty-three and four tenths (23.4) rods; thence S. 85° W. sixteen and twenty-four one-hundredths (16.24) rods; the last four lines bounding on the land of Alcy M. Gaskill now or formerly; thence S. 85° W. twenty-five and six tenths (25.6) rods on land of George H. Southwick; thence N. 21° 30' E. twelve and eight tenths (12.8) rods; thence N. 86° 30' W. thirty-two and sixteen one-hundredths (32.16) rods; the last two lines on land of the Heirs of Andre Southwick, to the first mentioned road; thence northeasterly by the above mentioned road to the point of beginning.

Also a certain parcel of land containing one and one-half (1 1/2) acres, more or less, situated in Cedar Swamp so-called, and formerly part of the homestead farm of Thomas Taft late of said Mendon, bounded as follows, to wit:- Beginning at a stake in corner of ditches at southwest corner of parcel; thence N. 45° E. twenty-two (22) rods five and one-half (5 1/2) links to a stake; thence S. 46° E. nine (9) rods to a stake; thence S. 45° W. twenty-two (22) rods five and one-half (5 1/2) links to a stake and stones; thence N. 46° W. nine (9) rods to the place of beginning.

Also including a right of way granted to Alanson Taft, by Samuel H. Taft in deed dated July 3, 1873 and recorded in Worcester District Deeds, Book 907, Page 53.

Said premises are subject to pole line rights of the New England Telephone & Telegraph Company.

For grantors' title, reference is made to the following deeds:-

1. William C. Robinson to Everett D. Robinson et al. dated September 16, 1921 and recorded in said Worcester District Deeds, Book 2285, Page 592.

2. Everett D. Robinson to Mabel L. Robinson dated February 28, 1927 and recorded in said Deeds, Book 2446, Page 358.

3. Mabel L. Robinson to Everett D. Robinson and Marion E. Robinson dated September 12, 1927 and recorded in said Deeds, Book 2661, Page 119.

4. Everett D. Robinson et al. to Stella M. Robinson dated March 30, 1936 and being recorded herewith in said Worcester District Deeds.

The mortgagors also covenant and agree that they will expend the whole of the loan received by them as consideration for this mortgage exclusively for the purposes set forth in the application therefor, heretofore filed with said Bank; will keep the buildings on said premises insured against fire (and other casualties and contingencies when required by the holder hereof) in a sum and form and with companies always satisfactory to the mortgagee, all policies on the property to be for the benefit of and first payable in case of loss to and kept always deposited with the mortgagee, which policies, in the event of foreclosure of this mortgage, shall become the property of and belong to the mortgagee, with full authority as attorney irrevocable of the mortgagors to dispose of the same in its discretion; will pay when due all taxes, liens, and assessments lawfully made or assessed on the granted premises or on any interest therein or on the debt secured hereby; will pay the mortgagee simple interest at the rate of six per cent (6%) per annum upon all defaulted payments provided for hereunder during the periods of their default; will work the premises herein described in a good and husbandlike manner; will not abandon or cease to use said premises for farm purposes; will keep the buildings thereon in good repair and not allow them to become vacant or unoccupied; will not remove or demolish any of said buildings; will not cut or remove wood or timber from said premises except for domestic use; will not commit or suffer any strip or waste of the mortgaged premises; that in case the mortgagors shall fail to keep said buildings so insured or fail to pay when due all taxes, liens and assessments, the said mortgagee may effect and pay for such insurance and may pay such taxes, liens and assessments, and the amount so paid shall become a part of the mortgage debt, and be secured hereunder, and shall be payable on demand with interest at the rate of 6% per annum; that in case the mortgagee shall receive insurance money covering loss by fire on said buildings, same may at the option of the mortgagee either be applied on the mortgage debt, whether such debt is then due or not, or be paid over either wholly or in part to the mortgagor to repair or replace buildings so destroyed, without affecting this mortgage for the full amount secured thereby, before such damage by fire, or such payment over, took place; that if the mortgagor shall be in default in respect to any condition or agreement of this mortgage the whole of said mortgage debt shall, at the option of the mortgagee, become due and payable forthwith; that after five years from the date hereof additional payments on amount of the principal or payment of the entire principal may be made on any regular installment date; that in case of foreclosure the mortgagee may retain