

follows to wit. Northerly by land of James Quigley Easterly by land of David Adams Southerly by a town road and Westerly by land of Nancy M^{rs} Laughlin. Being the same premises described in a mortgage from said Benjamin A. and Martha L. Anthony to said Stephen Cook dated Sept. 14th A. D. 1868. To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Stephen Cook 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 we or our heirs executors administrators or assigns shall pay unto the Grantee or his executor administrator or assigns the sum of two hundred and one $\frac{76}{100}$ dollars in two years 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 two hundred dollars for the benefit of the Grantee and his executor administrator and assigns at such Insurance Office as they shall approve and shall not commit or suffer any strip or waste of the granted premises nor any breach of any covenant herein contained; then this deed as also a note of even date herewith signed by us whereby we 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 executor administrator 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 at public auction in said Mendon first publishing a notice of the time and place of sale once each week for three