

the said Milford Savings Bank and its assigns, to its and their use and behoof forever. And we do hereby, for us and our heirs, executors and administrators, covenant with the said Corporation and its 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 said Corporation and its assigns forever against the lawful claims and demands of all persons. Provided nevertheless that if the said Grantors, or their heirs, executors, administrators, or assigns, shall pay unto the said Corporation or its assigns the sum of nine hundred dollars on demand, with interest semi-annually at the rate of seven per cent, per annum payable on or the first days of March and September in each year until the principal shall be paid, both principal and interest being payable at the Banking House of said Bank in Milford, 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 nine hundred dollars for the benefit of the said Corporation and its assigns, at such Insurance Office as it or they shall approve, and shall not commit or suffer any strip or waste of the granted premises; then this deed as also a certain promissory note of even date hereunto signed by the said Grantors, whereby they jointly and severally promise to pay to the said Corporation or order, the said sum and interest as aforesaid shall both be void. But upon any default in the performance of the foregoing conditions, or either of them, the said Corporation or its assigns may sell the granted premises with all improvements that may be thereon by public auction in said Winton on said premises first publishing a notice of the time and place of sale once each week for three successive weeks in one or more newspapers published in said County of Worcester and in its or their own name or names, or in the attorney of the said Grantors, may convey the same by proper deed, or deeds, to the purchaser or purchasers absolutely and in fee simple; and such sale shall forever bar the Grantor and all persons claiming under them from all right and interest in the granted premises whether at law or