

Page 355. acknowledged, do hereby give, grant, bargain, sell and convey
 See Affidavit in unto the said Benesell City a certain tract of land with all
 Book 1280 the buildings thereon, situate in Mendon aforesaid, upon
 Page 356. both sides of the road leading from Mendon to Providence, R.
 Assigned in I., meaning hereby to convey all and the same premises
 Book 1280 conveyed to me by Edward C. Cook by his deed dated Decem-
 Page 358. ber 6th 1875 and recorded in Registry of Deeds for said Wor-
 cester County Book 968 Page 502, to which deed reference is
 here had for a more particular description of the premises;
 subject to the reservation in said deed mentioned. To have
 and to hold the granted premises with all the privileges and
 appurtenances thereto belonging to the said Benesell City, and
 his heirs and assigns to their own use and behoof forever.
 And I hereby for myself and my heirs, executors and admin-
 istrators covenant with the grantee and his 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 war-
 rant 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 I or my heirs, execu-
 tors, administrators or assigns shall pay unto the grantee or
 his executors, administrators or assigns the sum of one
 thousand dollars on demand with interest semi-annually
 at the rate of six per cent. per annum, and until such pay-
 ment shall pay all taxes and assessments on the granted premises
 shall keep the buildings thereon insured against fire in a
 sum not less than one thousand 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 me where-
 by I 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 as-
 signs 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