

Know all men by these presents

that I, Emma F. Ellis of Mendon, County of Worcester and Commonwealth of Massachusetts,

in consideration of Twenty-Six Hundred Dollars, paid by Albert W. Gaskill of said Mendon, Trustee for the benefit of Gilbert Gaskill and others,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Albert W. Gaskill, my farm in said MENDON, on both sides of the road leading from said Mendon to Providence R. I. being all the same premises conveyed to me by John W. Esty, deed dated April 1, 1889, recorded with Worcester District Deeds Book 1292, Page 476, except that portion of the same conveyed by me to David Adams and others deed dated June 22, 1896, recorded with said Deeds Book 1514, Page 84.

Ellis

to

Gaskill, Trustee

See Certificate of Poss'n, B./853 P.361

See Deed & Assignment of Sale, B./853 P. 361 + 362

See Assignment B./853 P.361

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Albert W. Gaskill and his heirs and assigns, to their own use and behoof forever.

And I hereby for myself and my heirs, executors, and administrators, 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, except rights of way, if any;

that I have good right to sell and convey the same as aforesaid; and that I will and my 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, except as stated.

Provided nevertheless that if I, or my heirs, executors, administrators or assigns, shall pay unto the grantee, or his executors, administrators or assigns the sum of Twenty-Six Hundred Dollars on demand, from this date, with interest semi-annually at the rate of six

per cent per annum; and until such payment shall pay all taxes and assessments, to whomsoever laid or assessed, whether on the granted premises or on any interest therein or on the debt secured hereby; shall keep the buildings on said premises insured against fire in a sum not less than a fair cash value ~~XXXX~~, for the benefit of the grantee

and his executors, administrators and assigns in such form and at such insurance offices as they shall approve, and at least two days before the expiration of any policy on said premises shall deliver to him or them a new and sufficient policy to take the place of the one so expiring;

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 whereby I promise to pay to the grantee or order the said principal sum and instalments of interest at the time 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 thereof as may be thereon, by public auction in said Mendon

first publishing a notice of the time and place of sale once each week for three successive weeks in some one newspaper published in said Worcester County

and 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 me and all persons claiming under me from all right