

ment of the sum estimated by the Mortgagee to be sufficient to make payment of all municipal taxes, charges and assessments, and insurance premiums, upon the mortgaged property as they shall become due and any balance due for any of said payments shall be paid by the Mortgagor. The Mortgagee is hereby specifically authorized to pay when due, or at any time thereafter, all of said payments and to charge the same to the account of the Mortgagor.

The Mortgagor covenants and agrees to perform and observe all of the terms and conditions of the mortgage note secured by this mortgage, and further covenants and agrees to pay on demand to the Mortgagee, or the Mortgagee may at its option add to the principal balance then due, any sums advanced or paid by the Mortgagee on account of any default, of whatever nature, by the Mortgagor, or any sums advanced or paid, whether before or after default, for taxes, repairs, improvements, insurance on the mortgaged property or any other insurance pledged as collateral to secure the mortgage loan, or any sums paid by the Mortgagee, including reasonable attorney's fees, in prosecuting, defending, or intervening in any legal or equitable proceeding wherein any of the rights created by this mortgage are, in the sole judgment of the Association, jeopardized or in issue.

In the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to the mortgage and the debt hereby secured, and in the same manner as with the Mortgagor without in any way vitiating or discharging the Mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part of the Mortgagee and no extension, whether oral or in writing, of the time for the payment of the debt hereby secured given by the Mortgagee shall operate to release, discharge, modify, change or affect the original liability of the Mortgagor herein, either in whole or in part.

This mortgage is upon the statutory condition, for any breach of which the Mortgagee shall have the statutory power of sale.

W I T N E S S my hand and seal this tenth day of June 1949.

Frank E. Dudley (seal)

Commonwealth of Massachusetts

Worcester, ss. June 10, 1949 Then personally appeared the above-named Frank E. Dudley and acknowledged the foregoing instrument to be his free act and deed, before me

J. Laurence Doyle Notary Public

My commission expires March 6, 1953

Rec'd June 13, 1949 at 9h. A. M. Ent'd & Ex'd

* * * * *

Brown
to
Dudley

KNOW ALL MEN BY THESE PRESENTS that I, Alonzo E. Brown of Mendon, in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other considerations paid by Joseph H. Dudley of said Mendon, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Joseph H. Dudley. A certain tract or parcel of land situated on the southerly side of Maple Street, in said MENDON bounded and described as follows. Beginning at the north-east corner of the granted premises at a stake at corner of the premises of the grantor this day conveyed to Eldora Freeman; thence south 1° east 39 feet to a stake bounding easterly on the aforementioned premises; thence south 89° 15' west fifty two and 5/10 feet to a corner of stone wall, bounding southerly on land now or formerly of Julius A. George; thence north 1° west thirty seven and 5/10 feet to land of grantee bounding westerly on land of Sarah F. Hogarth; thence north 87° 35' east fifty two and 5/10 feet to the first mentioned bound, bounding northerly by land of grantee, said tract containing 2002 square feet be the same more or less.

Consideration less than \$100. no stamp required.

T O H A V E and T O H O L D the granted premises, with all the privileges and appurtenances thereto belonging to the said Joseph H. Dudley and his heirs and assigns to their own use and behoof forever.

And I do hereby, for myself and my heirs, executors and administrators covenant with the said 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 that the grantee, his heirs and assigns shall forever maintain a lawful fence, on the southerly side of said premises adjoining land of the late Julius A. George, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall W A R R A N T and D E F E N D the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid I, Ruth M. Brown, wife of the said Alonzo E. Brown do hereby release unto the said grantee and his heirs and assigns all right of or to both D O W E R and H O M E S T E A D in the granted premises, and all rights by statutes and all other rights