

tors, administrators, or assigns, shall pay unto the grantee, or his executors, administrators, or assigns, the sum of Twenty-four Hundred Dollars, according to the tenor of a note of even date herewith, payable at the First National Bank, of Greenfield, Mass., in one month from date, and any renewal or renewals thereof in whole or in part, with interest semi-annually at the rate of six per centum 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 twenty-four hundred dollars 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 said 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 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 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, by public auction in said Athol 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 the first publication of such notice to be not less than twenty-one days before the day of sale 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 and interest in the granted premises, whether at law or in equity. And out of money arising from such sale the grantee or his representatives shall be entitled to retain all sums then secured by this deed, whether then or thereafter payable, including all costs, charges and expenses incurred or sustained by them by reason of any default in the performance or observance of the said condition, rendering the surplus, if any, to me or my heirs or assigns; and I hereby, for myself and my heirs or assigns, covenant with the grantee and his heirs, executors, administrators, and assigns, that, in case a sale shall be made under the foregoing power, I or they will upon request, execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale, and said grantee and his assigns are hereby appointed and constituted the attorney or attorneys irrevocable of the said grantor to execute and deliver to the said purchaser a full transfer of all policies of insurance on the buildings upon the land covered by this mortgage, at the time of such sale. And it is agreed that the grantee, or his executors, administrators, or assigns, or any person or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance or observance of the condition of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof.

And for the consideration aforesaid I, K. Lorena Aldrich, wife of said grantor, 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 other rights and interests therein.

I N W I T N E S S W H E R E O F we the said Frank L. Aldrich and K. Lorena Aldrich hereunto set our hands and seals this second day of Oct. in the year one thousand nine hundred seventeen.

Signed and sealed in the presence of

Frank L Aldrich (seal)
K. Lorena Aldrich (seal)

Commonwealth of Massachusetts

Franklin, ss Oct. 2nd, 1917 Then personally appeared the above-named Frank L. Aldrich and acknowledged the foregoing instrument to be his free act and deed, before me-

Ruth B. Franz Special Commissioner

Rec'd Oct. 3, 1917 at 8h. 30m. A. M. Ent'd & Ex'd.

* * * * *

K N O W A L L M E N B Y T H E S E P R E S E N T S that I, Mary E. Scott, of Hopedale in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Dollar and other considerations paid by Exilda Cote of Woonsocket in the State of Rhode Island, the receipt whereof is hereby acknowledged, do hereby G I V E, G R A N T, B A R G A I N, S E L L, and C O N V E Y unto the said Exilda Cote, a certain parcel of land containing fifteen acres, more or less, including all buildings thereon, situate on the westerly side of the road leading from

Scott

to

Cote -