

eighty-one and thirty-three hundredths (81.33) feet. Containing 8,323.7 square feet, more or less.

Subject to the restrictions contained in a deed given by J. Frank Cooper to Neal A. Mitchell and Louise F. Mitchell, dated January 10, 1924, and recorded with Worcester District Deeds, Book 2322, Page 552.

Being the same premises to me conveyed by deed of Arthur B. Cohen, dated July 23, 1938, and recorded with the Worcester District Registry of Deeds, Book 2725, Page 591.

Including as a part of the realty all portable or sectional buildings, heating apparatus, plumbing, mantels, storm doors and windows, oil burners, gas and oil and electric fixtures, screens, screen doors, awnings, air conditioning apparatus, and other fixtures of whatever kind and nature, on said premises, or hereafter placed thereon prior to the full payment and discharge of this mortgage, insofar as the same are or can by agreement of the parties be made a part of the realty.

This mortgage is upon the following express conditions:

That the mortgagor will pay to the mortgagee, on the payment dates of the note secured by this mortgage, in addition to the payments of principal and interest therein required, a monthly apportionment 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;

That the mortgagor will insure in sums satisfactory to the mortgagee and for the benefit of the mortgagee the buildings now or hereafter standing on said land against such hazards, casualties, and contingencies as the mortgagee may from time to time direct, and deposit all such insurance policies with the mortgagee;

That the mortgagor will 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;

That this mortgage shall also secure any other liability or liabilities, direct or indirect, of the mortgagor to the holder or holders hereof, due or to become due, or which may hereafter be contracted:

That upon default in any condition of the mortgage or note secured hereby existing for more than ninety days, or if the owner of the premises herein mortgaged shall convey any part thereof or any interest therein, or if proceedings to foreclose any junior mortgage thereon, or to enforce any junior trust deed or junior lien of any kind thereon, shall be instituted, or in the event of any levy or sale upon execution or other proceeding of any nature whereby the owner of said premises shall be deprived of his title or right of possession to said premises or any part thereof, then in either event the entire mortgage debt shall become due and payable on demand at the option of the mortgagee.

That the mortgagor shall perform and observe all of the terms and conditions of the mortgage note secured by this mortgage;

This mortgage is also upon the statutory condition for any breach of which, or for the breach of any other condition herein contained, the mortgagee shall have the statutory power of sale.

I, Sadye Cohen, wife of said mortgagor, release to the mortgagee all rights of **D O W E R** and **H O M E S T E A D** and other interests in the mortgaged premises.

W I T N E S S our hands and seals this 13th day of May 1939.

Ebner J. Cohen (seal)
Sadye Cohen (seal)

Commonwealth of Massachusetts

Worcester, ss. May 13, 1939 Then personally appeared the above named Ebner J. Cohen and acknowledged the foregoing instrument to be his free act and deed, before me,

R. S. Huntington Notary Public
My commission expires July 7, 1945

Rec'd May 17, 1939 at 11h. 35m. A. M. Ent'd & Ex'd.

* * * * *

I, Francis E. Larkin, of Milford, Worcester County, Massachusetts, for consideration paid, grant to Milford Savings Bank, a corporation duly established under the laws of the Commonwealth of Massachusetts and located in said Milford, with **Q U I T C L A I M** covenants, certain

Larkin
to
Milford Sav.
Bank