

Recorded MAR 5 1973 at 10 h. 06 m. A.M.

I, Roy M. Goodwin,

of Mendon,

Worcester County, Massachusetts

for consideration paid, grant to the

### Milford Federal Savings and Loan Association

a United States corporation doing business at 246 Main Street, Milford, Worcester County, Massachusetts,  
with mortgage covenants to secure the payment of

- - - - - SEVEN THOUSAND - - - - - (\$ 7,000.00 ) Dollars

with interest thereon, as provided in my note of even date, and the observance and performance of all of  
the covenants and agreements of this mortgage and of said note:—

A certain parcel of land, with the buildings thereon, situated  
in Mendon, Worcester County, Massachusetts, on the southeasterly  
side of Taft Avenue, and being Lot 18 as shown on "Plan of Lakeside  
Park, Mendon, Massachusetts, owned by Luther F. Taft Heirs, June  
1917", recorded with Worcester District Deeds, Plan Book 31, Plan 50,  
said lot being further bounded and described as follows:

NORTHWESTERLY by said Taft Avenue, 50 feet;

SOUTHWESTERLY by Lot 17 on said plan, 100 feet;

SOUTHEASTERLY by land of owners unknown, 50 feet; and

NORTHEASTERLY by Lot 19 on said plan, 100 feet.

Meaning and intending to convey and hereby conveying the  
same and all the same premises as were conveyed to me by Deed of  
George F. Kavanaugh dated April 3, 1970, recorded with Worcester  
District Deeds, Book 5029, Page 201.

Including as a part of the realty all portable or sectional buildings, stoves, ranges, heating apparatus, in-  
cluding all oil and gas burner equipment, plumbing, mantels, storm doors and windows, oil burners, gas 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 mort-  
gage, insofar as the same are, or can by agreement of the parties, be made a part of the realty. The Mortgagor  
covenants that no such item now on the premises is subject to a conditional sale agreement; and as to any  
such item hereafter upon the premises subject to a conditional sale agreement, the Mortgagor covenants to  
make all payments as they become due.

Whenever the words Mortgagor and Mortgagee are used herein they shall include their several heirs,  
executors, administrators, successors, grantees and assigns subject to the limitations of law and of this  
instrument, and if the context requires, the words Mortgagor and Mortgagee and the pronouns referring  
to them shall be construed as plural, neuter or feminine.

The Mortgagor covenants and agrees that he shall keep the buildings now or hereafter standing on  
the mortgaged premises insured against fire and (when required by the Mortgagee) also against other cas-  
ualties and contingencies in sums satisfactory to and for the benefit of the Mortgagee.

The Mortgagor agrees and covenants to 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 ap-  
portionment 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 be-  
come 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.

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Book 6215  
Page 271

Book 6371  
Page 248

Certificate  
of Poss'n  
B. 6371 P. 249

Book 6371  
Page 250  
Deed + off  
of Sale

B6371 P. 251  
+ 253  
Book  
6374  
Page  
333

DOC #  
8253

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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.

Witness my..... hand and seal this first day of March 1973

*Roy M. Goodwin*

Commonwealth of Massachusetts

WORCESTER, ss.

March 1, 19 73

Then personally appeared the above-named Roy M. Goodwin

and acknowledged the foregoing instrument to be his free act and deed, before me,

*J. Laurence Doyle*  
J. LAURENCE DOYLE, Notary Public

My commission expires February 23, 1974

■ END OF INSTRUMENT ■

Recorded MAR 5 1973 at 10 h. 03 m. A.M.

MASSACHUSETTS DISCHARGE OF MORTGAGE REAL ESTATE (INDIVIDUAL) 965

Jr. common,  
ERNEST H. SMITH/and ROBERT H. SMITH, jointly, as tenants -in-/ holders of a mortgage  
from BROKERS DIVERSIFIED REALTY, INC.

to S.S.S. REALTY CORP.

dated March 3, 1972

recorded with

Worcester

County Registry of Deeds

Book 5200

, Page 318

full

, acknowledge/ satisfaction of the same, and do

in consideration thereof hereby cancel and discharge the said mortgage.

DOC #

8254