

as aforesaid; and that I will and my heirs, executors, and administrators shall **WARRANT** and **DEFEND** the same to the said Corporation, the grantee and its assigns forever against the lawful claims and demands of all persons

PROVIDED NEVERTHELESS that if I, or my heirs, executors, administrators, or assigns, shall pay unto the said Corporation, the grantee or its assigns, the sum of Forty-five Hundred 00/100 Dollars on demand, with interest semi-annually, as stated in the note hereinbelow referred to, at the office of said Bank, together with all sums paid by the grantee or its assigns in and about said estate in virtue hereof, with interest, semi-annually, and until such payment shall pay all taxes and assessments to whomsoever laid or assessed, whether on the granted premises or any interest therein, or on the debt secured hereby; shall keep the buildings thereon insured against fire in a reasonable sum for the benefit of the grantee and its assigns at such insurance offices as it or they shall approve and, in case of any neglect to renew the policy or policies of insurance, hereby authorizing it or them, at grantor's expense, to do the same; and shall not do nor suffer to be done any act that shall vacate or make void any such policy, 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 grantor whereby he promises to pay to the said Bank or order the said sum and interest, at the time aforesaid, shall be void.

BUT PROVIDED, ALSO, that upon any default in the performance or the observance of the foregoing conditions and at any time after any breach thereof, the said Corporation, the grantee, or its assigns may sell the granted premises or such portion thereof as may remain subject to this mortgage in case of any partial release hereof, with all improvements that may be thereon, by public auction in said Worcester such sale to be on or near the premises, without any other notice or demand except first publishing a notice of the time and place of sale once each week for three successive weeks in one or more newspapers published in said Worcester or elsewhere as provided by law, the first publication of such notice to be not less than twenty-one days before the day of sale, and may convey the premises so sold by proper deed or deeds to the purchaser or purchasers absolutely and in fee-simple: and such sale shall forever bar grantor and all persons claiming under grantor from all right and interest in the granted premises, whether at law or in equity. And out of the money arising from such sale the said Corporation, the grantee or its assigns, shall be entitled to retain all sums then secured by this deed, whether then or thereafter payable, including all cost, charges and expenses incurred or sustained by it or them in any suit or proceeding, in law or equity, either on or concerning this mortgage or said note, or by reason of any failure or default to perform and fulfill the condition of this deed, or any covenant or agreement herein contained, rendering the surplus, if any, to me or my heirs or assigns. And I hereby, for myself and my heirs and assigns, covenant with the grantee and its assigns, that in case a sale shall be made under the foregoing power I or they will, upon request, execute and deliver to the purchaser or purchasers a deed of release confirming such sale. And it is agreed that the said Corporation, the grantee or its assigns, or any person or persons in its or 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, Stpanie Troupes wife of the said John P. Troupes do hereby release unto the said Corporation, the grantee, all right of or to both **DOWER** and **HOMESTEAD** and all rights by statute in the granted premises.

IN WITNESS WHEREOF we the said John P. Troupes and Stpanie Troupes hereto set our hands and seals this eighteenth day of October in the year one thousand nine hundred and sixteen

Signed, sealed and delivered,

in presence of
Gertrude A. Quinn
Patrick D. Murphy

John P Troupes (seal)
Stpanie Troupes (seal)

Commonwealth of Massachusetts.

Worcester, ss. October 18, 1916 Then personally appeared the above-named John P. Troupes and acknowledged the foregoing instrument to be his free act and deed, before me -

Thomas H. Sullivan Justice of the Peace.

Rec'd Oct. 18, 1916, at 4h. 22m. P. M. Ent'd & Ex'd.

* * * * *

I, George M. Taft of Mendon, Worcester County, Massachusetts being unmarried, for consideration paid, grant to Gertrude M. Svedine

Taft
to
Svedine