

Beginning on the southerly side of the said State Highway at a Massachusetts Highway bound;
 thence S. 63° 01' 45" W. along said State Highway, 161.75 feet to an iron pipe;
 thence S. 32° 08' 15" E. 240.5 feet to an iron pipe;
 thence northeasterly, 313 feet, more or less, to a stone wall at land now or formerly of Quirk;
 thence northwesterly along said Quirk land, 316 feet, more or less;
 thence northeasterly along said Quirk land 61.5 feet to the southerly side of said State Highway;
 thence S. 68° 10' 50" W. 20 feet, more or less, to the first mentioned Massachusetts Highway bound and the point of beginning.

Being shown as Lot A on plan entitled "Sketch of Land in Mendon, Mass. to be sold by Lillian M. Irons et al June 1953 Eastman and Corbett, Inc. Civil Engineers.", filed with Worcester District Deeds.

Said premises are conveyed subject to pole and wire rights granted to the New England Power Company, August 28, 1924, and recorded in said Deeds, Book 2345, Page 133; right and easement to erect poles and wires granted the New England Telephone and Telegraph Company dated February 10, 1926, recorded in said Deeds, Book 2403, Page 200, and dated December 27, 1926, recorded in said Deeds, Book 2426, Page 582, if any of the same affect the locus.

Said premises are also conveyed subject to a taking by the Commonwealth of Massachusetts, dated June 8, 1921, recorded with said Deeds, Book 2247, Page 1.

For our title see deed of Henry F. Chandler to us, dated *April 5, 1955* to be recorded herewith.

The Mortgagor~~s~~ covenant~~s~~ and agree~~s~~ that *they* shall keep buildings now or hereafter standing on mortgaged premises insured against fire and (when required by the Mortgagee) also against other casualties and contingencies in sums satisfactory to and for the benefit of the Mortgagee.

The mortgagor~~s~~ hereby covenant~~s~~ and agree~~s~~ to pay to the mortgagee each month, commencing one month from date hereof, a sum equal to one-twelfth of the annual taxes assessed on the granted premises for the last preceding taxable year, which payments are to be applied towards the payment of the taxes assessed on said premises when said taxes become due and payable, and any balance due on said taxes after the application of such payments shall be paid by the mortgagor~~s~~ and any surplus shall be applied by the mortgagee on account of the debt hereby secured.

This mortgage is upon the Statutory Condition, for any breach of which the mortgagee shall have the Statutory Power of Sale.