

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 a 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 time aforesaid, shall be void. But upon any default in the performance or observance of the foregoing condition, the grantee, or her 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 North Brookfield 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 her 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 me and my heirs and assigns, covenant with the grantee and her 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 her 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 her 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.

I N W I T N E S S W H E R E O F we the said Louise A. Lyon and John J. Lyon hereunto set our hands and seals this 7th day of February in the year one thousand nine hundred and seventeen
Signed and sealed in presence of

Louise A. Lyon (seal)
John J. Lyon (seal)

State of New York

County of Erie ss. Buffalo February 7th 1917. Then personally appeared the above-named Louise A. Lyon and acknowledged the foregoing instrument to be her free act and deed, before me-

Daniel Hurley (seal)
Notary Public Erie County, New York

Rec'd May 29, 1923, at 9h. 18m. A. M. Ent'd & Ex'd.

* * * * *

Willard

to

Larkin

1-\$1.00 Stamp
Cancelled

I, Margaret D. Willard of Uxbridge, Worcester County, Massachusetts being unmarried, for consideration paid, grant to George V. Larkin of Milford, Worcester County, Massachusetts, with W A R R A N T Y covenants the land in MENDON, in said County of Worcester, with the buildings thereon, being the same and all the premises conveyed to me by Oremendel Quimby, dated May 24, 1912, recorded with Worcester District Deeds, Book 2151, Page 183, and in said deed described as follows: "A certain tract of land in said Mendon on the southerly side of the road leading from the Centre Village of said Mendon to Uxbridge Centre, and bounding on Nipmuck Pond, so-called, being bounded and described as follows, viz: Beginning at the northeasterly corner of the granted premises at other land of the grantor and in the southerly line of said road at a point measured one hundred feet westerly on said line from a drill hole in a stone; thence westerly with said line of said road, fifty feet to a point at land of Jesse L. Quimby; thence S. 54° E., bounding on said Jesse L. Quimby land 170 feet, more or less, to said pond; thence easterly with said pond to the other land of the grantor, first mentioned; thence N. 54° W., bounding on said last named land, 164 feet, more or less, to the point of beginning." Said premises are hereby conveyed subject to all incumbrances, conditions and restrictions of record.

W I T N E S S my hand and seal this seventh day of May, 1923.
Shelley D Vincent Margaret D. Willard (seal)

Commonwealth of Massachusetts

Worcester, ss. May 7, 1923. Then personally appeared the above named