

THENCE S. 2 1/2° E. three (3) rods;
THENCE S. 8° E. twenty-five (25) rods, twenty (20) links to
point of beginning; the two last lines being bounded easterly on said
Aldrich's land.

Being all and the same premises as described in deed from Frank
H. Wood to me dated April 18, 1940 and being recorded herewith in the
Worcester District Registry of Deeds.

Said premises are subject to telephone line rights of American
Telephone & Telegraph Company, possible highway location of the
Commonwealth of Massachusetts, rights of the public in use of roads,
and right of way above described over Tract 4, if now in existence.

This mortgage is a purchase money mortgage given to secure the
consideration named in said deed.

If above description also includes land in Uxbridge, Worcester
County, Massachusetts, the same is covered herein.

The mortgagor also covenants and agrees that he will expend the whole of the loan re-
ceived by him as consideration for this mortgage exclusively for the purposes set forth in
the application therefor, heretofore filed with said Bank; will keep the buildings on said premises insured
against fire (and other casualties and contingencies when required by the holder hereof) in a sum and form
and with companies always satisfactory to the mortgagee, all policies on the property to be for the benefit
of and first payable in case of loss to and kept always deposited with the mortgagee, which policies, in
the event of foreclosure of this mortgage, shall become the property of and belong to the mortgagee, with
full authority as attorney irrevocable of the mortgagor to dispose of the same in its discretion; will

pay when due all taxes, liens, and assessments lawfully made or assessed on the granted premises or on
any interest therein or on the debt secured hereby; will pay the mortgagee simple interest at the rate of
six per cent (6%) per annum upon all defaulted payments provided for hereunder during the periods of their
default; will work the premises herein described in a good and husbandlike manner; will not abandon or
cease to use said premises for farm purposes; will keep the buildings thereon in good repair and not allow them to
become vacant or unoccupied; will not remove or demolish any of said buildings; will not cut or remove wood or
timber from said premises except for domestic use; will not commit or suffer any strip or waste of the mortgaged
premises; that in case the mortgagor shall fail to keep said buildings so insured or fail to pay when due all
taxes, liens and assessments, the said mortgagee may effect and pay for such insurance and may pay such taxes,
liens and assessments, and the amount so paid shall become a part of the mortgage debt, and be secured hereunder,
and shall be payable on demand with interest at the rate of 6% per annum; that in case the mortgagee shall receive
insurance money covering loss by fire on said buildings, same may at the option of the mortgagee either be applied
on the mortgage debt, whether such debt is then due or not, or be paid over either wholly or in part to the mort-
gagor to repair or replace buildings so destroyed, without affecting this mortgage for the full amount secured there-
by, before such damage by fire, or such payment over, took place; that if the mortgagor shall be in default in
respect to any condition or agreement of this mortgage the whole of said mortgage debt shall, at the option of the
mortgagee, become due and payable forthwith; that after five years from the date hereof additional payments on
amount of the principal or payment of the entire principal may be made on any regular installment date; that in
case of foreclosure the mortgagee may retain out of the proceeds of sale of the premises all sums secured hereby,
whether then or thereafter payable, together with all costs, charges, and expenses of such sale, including all attor-
ney's fees incident thereto; that in case of uncompleted foreclosure the mortgagor will pay all expenses and charges
up to the time of settlement; that the word "mortgagor" wherever used herein shall include the heirs, executors,
administrators and assigns of the mortgagor; and that the word "mortgagee" wherever used herein shall include
the successors and assigns of the mortgagee.

It is further covenanted and agreed that if title to said premises be acquired, in whole or in part, by one
who does not assume and agree to pay this mortgage, the whole of said mortgage debt shall, at the option of the
mortgagee, become due and payable forthwith.

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

This mortgage is subject to the provisions of "The Federal Farm Loan Act" approved July 17, 1916.

And for said consideration I, Inez C. Wood, wife of

said mortgagor, release to the mortgagee all rights of dower, ~~curtesy~~ and homestead and other interests
in the mortgaged premises ~~and all other rights and interests in the same~~
~~and all other rights and interests in the same~~
Witness ~~my hand and seal~~ hands and seals this 26th day

of March 26th A. D. 1940.

Signed and sealed in the presence of

R. J. Hastings to both

Herbert S. Wood
Inez C. Wood

