

#1424, Folio #109; and Libro #1424, Folio #171.

To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Aldrich B. & Blonzo A. Cook and their heirs and assigns to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators covenant with the grantee and their heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances except a right to one Wilcox to have a dam on Muddy Brook & flow water through the trench and a right to one Wilcox to take water from well in pasture in a pipe & to go on said land and repair said pipe and a right to Rupert Bates to draw his lumber & wood from the lot in North part of the farm through the pasture West of the house, & taxes of 1899, which the grantor assumes & agrees to pay, that I have good right to sell and convey the same as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and their heirs and assigns forever against the lawful claims and demands of all persons except as above. Provided nevertheless

that if I, or my heirs, executors, administrators or assigns shall pay unto the grantee or their executors, administrators or assigns the sum of nine hundred dollars on demand in 2 years from this date, with interest semi-annually at the rate of five per cent per annum, and until such payment shall pay all taxes and assessments to whomsoever laid or assessed, whether on the granted premises or on any interest therein, or on the debt secured hereby, shall keep the buildings on said premises insured against fire in a sum not less than eight hundred dollars, for the benefit of the grantee and their executors, administrators and assigns in such form and at such insurance offices as they shall approve, and at least two days before the expiration of any pol.