

or their heirs, executors, administrators or assigns shall pay unto the said Corporation or its assigns, the sum of Three Hundred and Fifty Dollars on demand, with interest semi annually at the rate of Six per cent. per annum, payable on the First day of September and March in each year, until the principal shall be paid; both principal and interest being payable at the Banking House of said Bank in Milford; and until such payment, shall pay all taxes and assessments on the granted premises, to whomsoever laid or assessed; shall keep the buildings thereon insured against fire in a sum not less than Three Hundred and Fifty Dollars, for the benefit of said Corporation and its assigns, at such Insurance Office as it or they shall approve, and shall not commit or suffer any strip or waste of the granted premises, then this deed, as also a certain promissory note of even date herewith, signed by the said Mary A. Broughey and Michael Broughey, whereby they promise to pay to the said Corporation or order the said sum and interest, as aforesaid, shall be void. But upon any default in the performance of the foregoing conditions, or either of them, the said Corporation 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, together with all improvements that may be thereon, by public auction in said Mendon, first publishing a notice of the time and place of sale once each week, the first publication to be not less than twenty one days before the day of sale, for three successive weeks, in one or more newspapers published in said County of Worcester, and in its or their own name or names, or as the attorney of the said grantors, 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 the grantors and all persons claiming under them 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 or its assigns shall be entitled to retain all sums