

Know all men by these presents

that I, Michael T. Harrington of Mendon, County of Worcester and Commonwealth of Massachusetts,

in consideration of thirteen hundred dollars,
paid by Charlotte M. Sweet of Milford, in said County,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Charlotte M. Sweet my farm on the road from Milford to Mendon, containing 20 acres, more or less, with two dwelling houses, barn and outbuildings thereon, being all the same premises described in a mortgage deed of myself to Anariah A. Taft, dated July 23, 1887, recorded with Worcester District Deeds, Book 1246, Page 241.

Harrington

to

Sweet

See Partial Release,
B.1935 P.104.

See Discharge
B.2166 P.253.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Charlotte M. Sweet and her 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 her heirs and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, except as stated in said mortgage deed;

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 her heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

Provided nevertheless that if I, or my heirs, executors, administrators or assigns, shall pay unto the grantee, or her executors, administrators or assigns the sum of thirteen hundred dollars in annual instalments of fifty dollars with privilege of paying more at the time of any annual payment 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 thirteen hundred

dollars, for the benefit of the grantee and her 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 policy on said premises, shall deliver to her or them a new and sufficient policy to take 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 Mendon

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

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