

specifically authorized to pay when due or at any time thereafter, all of said payments and to charge the same to the account of the mortgagor;

That the mortgagor will insure in sums satisfactory to the mortgagee and for the benefit of the mortgagee the buildings now or hereafter standing on said land against such hazards, casualties, and contingencies as the mortgagee may from time to time direct, and deposit all such insurance policies with the mortgagee;

That the mortgagor will pay on demand to the mortgagee, or the mortgagee may at its option add to the principal balance then due, any sums advanced or paid by the mortgagee on account of any default, of whatever nature, by the mortgagor, or any sums advanced or paid, whether before or after default, for taxes, repairs, improvements, insurance on the mortgaged property or any other insurance pledged as collateral to secure the mortgage loan, or any sums paid by the mortgagee, including reasonable attorney's fees, in prosecuting, defending, or intervening in any legal or equitable proceeding wherein any of the rights created by this mortgage are, in the sole judgment of the Association, jeopardized or in issue;

That this mortgage shall also secure any other liability or liabilities, direct or indirect, of the mortgagor to the holder or holders hereof, due or to become due, or which may hereafter be contracted;

That upon default in any condition of the mortgage or note secured hereby existing for more than ninety days, or if the owner of the premises herein mortgaged shall convey any part thereof or any interest therein, or if proceedings to foreclose any junior mortgage thereon, or to enforce any junior trust deed or junior lien of any kind thereon, shall be instituted, or in the event of any levy or sale upon execution or other proceeding of any nature whereby the owner of said premises shall be deprived of his title or right of possession to said premises or any part thereof, then in either event the entire mortgage debt shall become due and payable on demand at the option of the mortgagee.

That the mortgagor shall perform and observe all of the terms and conditions of the mortgage note secured by this mortgage;

This mortgage is also upon the statutory condition for any breach of which, or for the breach of any other condition or covenant herein contained, the mortgagee shall have the statutory power of sale.

W I T N E S S my hand and seal this 12th day of September 1939.

Christine M. Eliason (seal)

Christine M. Eliason  
Administrator of  
Estate of Axel Eliason

Commonwealth of Massachusetts

Worcester, ss. September 12, 1939. Then personally appeared the above named Christine M. Eliason, Administrator and acknowledged the foregoing instrument to be her free act and deed, before me

Edwin R. Harris Notary Public

My commission expires Feb. 15, 1946

Rec'd Sept. 14, 1939 at 4h. 53m. P. M. Ent'd & Ex'd

\* \* \* \* \*

We, Martha M. Shea and John T. O'Brien, both of Milford, Worcester County, Massachusetts, being unmarried, for consideration paid, grant to Helen A. Touhey of said Milford, with Q U I T C L A I M covenants. All our right, title and interest in and to a certain tract of land with buildings thereon situated in MENDON, on the southerly side of Nipmuc Pond and being the same premises as were conveyed by George P. Sheldon to Dennis E. and William J. Shea by deed dated July 9, 1913, and recorded with Worcester District Deeds, Book 2031, Page 501.

Shea et al.

to

Touhey

This deed herewith is being recorded to confirm a deed dated November 1931, signed by Dennis E. Shea, deceased, and his wife, Martha Shea, who therein released her rights of dower and homestead, which deed is in the possession of the grantee and which cannot be recorded due to the fact that the said deed was not acknowledged. The signatures herewith are of all the known heirs of the late Dennis E. Shea to wit: Martha Shea, his widow, and John T. O'Brien, husband of Lillian L. Egan, now deceased, the daughter of said Dennis E. Shea.

For our title reference may be made to the Estate of Dennis E. Shea Probate Records No. 107149.

The consideration for this deed being less than one hundred dollars, no stamp is hereto affixed.

W I T N E S S our hands and seals this fourteenth day of September 1939.

Martha M. Shea (seal)

John T. O'Brien (seal)

The Commonwealth of Massachusetts

Worcester, ss. September 14, 1939. Then personally appeared the above-named Martha M. Shea and John T. O'Brien and acknowledged the foregoing instrument to be their free act and deed, before me

James F. Catusi Notary Public