

said John Curley, whereby for value received he promises to pay the said H. A. Taft or his order the said sum and interest at the time aforesaid shall both be absolutely void to all intents and purposes.

But if default shall be made in the payment of the money above mentioned or the interest that may grow due thereon or of any part thereof then it shall be lawful for the said grantee his executors administrators or assigns to enter into and upon all and singular the premises hereby granted or intended to be granted and to sell and dispose of the same and all benefit and equity of redemption of the said John Curley the grantor his heirs executors administrators or assigns therein, at public auction such sale to be upon the premises hereby granted first giving notice of the time and place of sale by publishing the same once each week in three successive weeks in some newspaper printed in the County of Worcester aforesaid. And in his or their own names or as the attorney of the said John Curley the grantor for that purpose by these presents duly authorized, constituted and appointed to make and deliver to the purchaser or purchasers thereof, a good and sufficient deed or deeds of conveyance for the same in fee simple: and out of the money arising from such sale, to retain the said sum of ninety 90 dollars or the part thereof remaining unpaid and also the interest then due on the same together with the costs and charges of advertising and selling the same premises pending the surplus of the purchase money if any there be over and above said sum and interest as aforesaid together with a true and particular account of said sale and charges to the said John Curley the grantor his heirs executors administrators or assigns which sale so to be made shall forever be a perpetual bar both in law and equity against the said John Curley the grantor his heirs and assigns and all other persons claiming or to claim the premises or any part thereof by from or under him them or any of them. And provided also that until default of or in the payment of the said sum of money, or of some part thereof or of the interest thereof or other default contrary to the true intent and meaning of the preceding provisos, it shall and may be lawful to and for the said grantor his heirs and assigns peacefully and quietly to hold and enjoy all and singular the premises hereby granted and to receive and take the rents and profits thereof to and for his own use and benefit without the denial or interruption of or by the said grantee or his assigns or of or by any other person or persons claiming from by or under him.