

release unto the said grantee and his heirs and assigns all right of or to both D O W E R and H O M E S T E A D in the granted premises, and all other rights and interests therein.

I N W I T N E S S W H E R E O F we, the said William F. Draper, Susan Preston Draper, George A. Draper, Jessie Preston Draper, Eben S. Draper and Nannie B. Draper, hereunto set our hands and seals this eighteenth day of September, in the year one thousand nine hundred and seven. Signed and sealed in presence of

Oliver H. Lane (to W F D) William F. Draper (seal) Susan Preston Draper (seal) Geo A Draper (seal) Jessie Preston Draper (seal) Eben S. Draper (seal) Nannie B. Draper (seal)

Commonwealth of Massachusetts.

Worcester, ss. September 30 1907. Then personally appeared the above-named Eben S. Draper and acknowledged the foregoing instrument to be his free act and deed, before me-

Frank J Dutcher Justice of the Peace.

Rec'd July 12, 1912, at 8h. 30m. A. M. Ent'd & Ex'd

* * * * *

Cunningham

to

Milford Sav. Bank

See Discharge B. 202/P 260

KNOW ALL MEN BY THESE PRESENTS that I, John H. Cunningham, of Milford, in the County of Worcester, and Commonwealth of Massachusetts, in consideration of Two Thousand Dollars paid by the Milford Savings Bank, a corporation established under the laws of the Commonwealth of Massachusetts, and located at Milford, in the County of Worcester, the receipt whereof is hereby acknowledged, do hereby G I V E, G R A N T, B A R G A I N, S E L L and C O N V E Y unto the said Corporation, its successors and assigns forever certain premises, being all the same premises conveyed by Sarah M. Tarbell to William P. Donnelly by deed dated September 4, 1900, recorded with Worcester District Deeds, Book 1660, Page 416, and bounded and described in said deed as follow, to wit:- "A certain parcel of land and two buildings thereon, containing about fifty-eight and three fourths rods situate in the central part of MILFORD in said in said County of Worcester on the northerly side of Pine Street, and bounding northerly on land formerly of Michael Raftery deceased, five rods, easterly on land of the Central Baptist Church about twelve rods and five links, southerly on said street about four and three fourths rods, and westerly on land of or recently of William H. Sadler, deceased, and land formerly of Erskins & Nelson twelve rods and eleven links. Being the same premises described in a deed from Warren Batchelder to Dana Perry and recorded with Worcester District Deeds Book 439, Page 547."

T O H A V E and T O H O L D the granted premises, with all the privileges, easements and appurtenances thereto belonging to the said Milford Savings Bank and its assigns, to its and their use and behoof forever. And I do hereby, for myself and my heirs, executors, and administrators, covenant with the said Corporation and its assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall W A R R A N T and D E F E N D the same to the said Corporation and its assigns forever against the lawful claims and demands of all persons.

P R O V I D E D N E V E R T H E L E S S that if the said grantor, or his heirs, executors, administrators, or assigns, shall pay unto the said Corporation or its assigns the sum of Two Thousand Dollars on demand, with interest semi-annually at the rate of five per cent, per annum, payable on the first day of March and September in each year, until the principal shall be paid; both principal and interest being payable at said Savings 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 two thousand dollars, for the benefit of said Corporation and its assigns, in such form and at such insurance office as it or they shall approve, 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 certain promissory note of even date herewith signed by the said John H. Cunningham whereby he promises 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 or observance 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 Milford, first publishing a notice of the time and place of sale once each week, the first publication