

signs, further covenant and agree with the said grantee, its successors and assigns, that on such sale I and they will, upon request, execute and deliver such further deeds and instruments as may be necessary or proper to confirm such sale and to vest the title to the premises sold in the purchaser thereof, and will execute and deliver to the purchaser an assignment of all policies of insurance on the buildings upon the land covered by this mortgage; and the said grantee is hereby appointed the attorney irrevocable of the said grantor to make such assignment. And out of the money arising from such sale the said grantee, its successors or assigns, shall be entitled to retain all sums then secured by this deed, whether then or thereafter payable, including all costs, charges and expenses incurred or sustained by reason of any failure or default on the part of me or of my representatives to perform and fulfil the conditions of this deed, rendering the surplus, if any, to me or my heirs or assigns. And it is agreed that the said grantee, its successors or assigns, or any person or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that until default in the performance of the conditions of this deed I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. And it is further agreed that if said buildings shall be wholly or partially destroyed by a fire in respect to which the company or companies insuring the same shall deny liability to the insured, the grantee may at its option forfeit said shares, and, after applying the withdrawal value thereof to the payment of said loan, interest, and fines, assign this mortgage with the note and debt thereby secured to such company or companies upon payment by it or them of the balance then owing to the grantee on account of said loan; whereupon said note and mortgage shall forthwith become a note and mortgage payable on demand with interest at 5 1/4 per centum per annum, payable semi-annually, the first payment of such interest to become due six months after the date of such assignment.

And for the consideration aforesaid, I, Mary A. Gill, wife of the said Isaac Gill, do hereby release unto the said grantee, its successors 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 Isaac Gill and Mary A. Gill, hereunto set our hands and seals this sixth day of October, in the year nineteen hundred and thirteen.

Signed, sealed and delivered
in presence of

Clifford A. Cook (to both)

Isaac Gill (seal)
Mary A Gill (seal)

Commonwealth of Massachusetts

Worcester ss. October 6, 1913. Then personally appeared the above-named Isaac Gill and acknowledged the foregoing instrument to be his free act and deed, before me.

Clifford A. Cook Justice of the Peace

Rec'd Oct. 8, 1913 at 8h. 30m. A. M. Ent'd & Ex'd.

* * * * *

Gill

to

Clark

I, Isaac Gill, of Milford, Worcester County, Massachusetts for consideration paid, grant to Lucetta O. Clark, of said Milford, with M O R T G A G E covenants, to secure the payment of Two Hundred Dollars, payable twenty-five dollars semi-annually from the date hereof, with five per centum interest per annum payable semi-annually as provided in a note of even date, a certain parcel of land, containing 260 rods, more or less, including all buildings thereon, on the easterly side of the road leading from South Milford to Woonsocket in MENDON, in the Commonwealth aforesaid, bounded and described as follows, namely:- Beginning at a stone wall at the northerly corner of the granted premises at land formerly of John Howe at said road; thence southwesterly, southerly and southeasterly by said road about 32 rods 20 links to a stone wall at other land formerly of said John Howe; thence easterly by said last mentioned land as the wall now stands about 10 rods to a corner in said wall; and thence northerly by land formerly of said John Howe as the wall now stands about 29 rods 19 links more or less to the point of beginning. For record title reference may be had to deed of Isabella M. Whitney to Lucetta O. Clark, dated November 24, 1896, recorded with Worcester District Deeds, Book 1527, Page 99, and deed of Administrator of the Estate of Nathan Hayward to Lucetta O. Clark, dated August 9, 1897, recorded with said deeds, Book 1561, Page 427. Being all the same premises conveyed by Lucetta O. Clark to me by deed dated October 6, 1913, and to be recorded with said Deeds; and subject to a prior mortgage to the Milford Co-operative Bank for \$1000.

This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale.

I, Mary A. Gill, wife of said mortgagor release to the mortgagee all rights of D O W E R and H O M E S T E A D and other interests in

See Certificate
of Poss'n.
B₂ 170 P. 556

See Deed & Aff.
of Sale
B₂ 170 P. 557 + 558