

or my heirs, executors, administrators, or assigns, shall pay unto the grantees, or their executors, administrators, or assigns, the sum of twenty four hundred dollars, in manner as follows: two hundred dollars annually with the right & privilege to pay the whole sum at any time before maturity, from this date, with interest annually at the rate of five & one half 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 fourteen hundred dollars, for the benefit of the grantees, and their executors, administrators, and assigns, in such form and at such insurance offices as 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 note of even date herewith, signed by me whereby I promise to pay to the grantees, 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 grantees, or their 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 on the premises in said Madison, first publishing a notice of the time and place of sale once each week for three successive weeks in some one newspaper published in the town of Milford, 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 and interest in the granted premises, whether at law or in equity. And out of money arising from such sale the grantees or their representatives 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 them by reason of any default in the performance