

Provided nevertheless that if the said James Broughy his heirs executors or administrators shall pay unto the said Willard Wilcox his executors administrators or assigns the sum of three thousand dollars ~~to~~ in manner as follows viz. seventy five dollars and interest semi-annually on the sixth day of May and sixth day of November in each year till the whole is paid the first payment to be made on the sixth day of May 1867 from the day of the date hereof with interest on said sum from and after Nov. 6. 1866 at the rate of six percentum per annum payable semi-annually and until such payment keep the buildings standing on the land aforesaid insured against fire in a sum not less than fourteen hundred dollars for the benefit of the said mortgagee and his executors administrators and assigns at such insurance office in Massachusetts as he shall approve and also pay all taxes levied or assessed upon the said premises then this deed as also a certain promissory note bearing even date with these presents signed by the said James Broughy whereby for value received he promises to pay the said Willard Wilcox or his order the said sum and interest at the times aforesaid shall both be absolutely void to all intents and purposes And provided also that until default of the payment of the said sum or interest or other default as herein provided the mortgagee shall have no right to enter and take possession of the premises

In witness whereof we the said James Broughy and Minifred Broughy wife of the said James Broughy in token of her release of all right and title of or to both dower and homestead in the granted premises have herewith set our hands and seals this sixth day of October in the year of our Lord eighteen hundred and sixty six.

Signed sealed and delivered James ^{his} Broughy _{mark} 