

assigns, a certain tract or parcel of land together with the buildings thereon situated in said Mendon, on the Westerly side of a road leading from the Providence and Worcester road (so called) at a point opposite the residence of Nathan R. George past the dwelling house of Gilbert Puskill, and bounded and described as follows, namely: Beginning at the Northeast corner of the premises, at the road aforesaid, and at a corner of land of the Town of Mendon, thence Westerly to land of the grantee, bounded Northerly on land of the Town of Mendon, thence Southerly by land of grantee to land of Nancy M. Cummings, thence Easterly by said Cummings land to the road, and thence on said road to the point of beginning.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Julius & George and his heirs and assigns, to their own use and behoof forever, and I hereby for myself and my heirs, executors and administrators, covenant with the grantee, and his heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrance that I have good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors and administrators shall warrant and defend the same to the grantee, and his heirs and assigns forever against the lawful claims and demands of all persons.

Provided nevertheless that if I, or my heirs, executors, administrators or assigns, shall pay unto the grantee, or his executors, administrators or assigns, the sum of two hundred dollars in two years from this date, with interest annually at the rate of six per cent, per annum, and until such payment shall pay all taxes and assessments on the granted premises, shall keep the buildings thereon insured against fire in a sum not less than two hundred dollars, for the benefit of the grantee, and his executors, administrators and assigns, at such Insurance Office as they shall approve, and shall not commit or suffer any stain or waste of the granted premises, or any breach of any covenant herein contained, then this Deed, as also a certain note of even date herewith, signed by me, whereby I promise to pay to the grantee or order, the said sum and interest at the times aforesaid, shall be void. But upon any default in the performance of the foregoing condition, the grantee, or his executors, administrators, or assigns, may sell the granted premises, with all improvements that may be thereon, by public auction