

the order of Georgianna Theriault, on demand from the date hereof, with interest thereon at the rate of six per centum per annum, payable semi-annually, until said principal sum is paid, whether at or after maturity, and all installments of interest in arrear, whether before or after maturity, to bear interest at the rate aforesaid until paid, and shall also pay all taxes and assessments of every kind levied or assessed upon or in respect of said premises, then this deed, as also said promissory note, shall become and be absolutely void to all intents and purposes whatsoever. But if default shall be made in the payment of the said mortgage and note for Nine Hundred Dollars, or of said interest, at the time or times and in the manner aforesaid, or of the taxes or assessments aforesaid, as the same become payable, or of any or either of them, or of any part thereof; or if breach shall be made of the covenant for insurance, hereinafter contained, then it shall be lawful for the said mortgagee, her executors, administrators or assigns, to sell, together or in parcels, all and singular the premises hereby granted, or intended to be granted, or any part or parts thereof, and the benefit and equity of redemption of the said Alphé Tancrede and Hermine Tancrede and their heirs, executors, administrators and assigns therein, at public auction upon the premises, and to bid for and become the purchaser or purchasers at any such sale, (and no other purchaser or purchasers shall be answerable for the application of the purchase money), first giving notice of the time and place of sale by publishing the same at least once each week for three successive weeks in a newspaper published in Woonsocket aforesaid, or Worcester County, Massachusetts, with power to adjourn such sale from time to time, provided that the publishing of said notice shall be continued, together with a notice of the adjournment or adjournments, at least once each week in the same newspaper, and in his or their own name or names, or as the attorney or attorneys of the said Alphé Tancrede and Hermine Tancrede, (for that purpose by these presents duly authorized, and appointed with full power of substitution and revocation) to make, execute and deliver to the purchaser or purchasers at such sale, a good and sufficient deed or deeds of said premises in fee simple, and to receive the proceeds of such sale or sales, and from such proceeds to retain all sums hereby secured, whether then due or to fall due thereafter, or the part thereof then remaining unpaid, and also the interest then due on the same, together with all expenses incident to such sale or sales, or for making deeds hereunder, and for fees of counsel and attorneys, and all costs or expenses incurred in the exercise of said powers, and all taxes, assessments and premiums for insurance, if any, either theretofore paid by the said mortgagee, her executors, administrators or assigns, or then remaining unpaid, upon said granted premises,