

convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall **WARRANT** and **DEFEND** the same to the grantees and their 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 grantees, or their executors, administrators, or assigns, the sum of four hundred dollars (\$400) with interest semi-annually at the rate of six 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 four 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, at least two days before the expiration of any policy on said premises, shall deliver to them a new and sufficient policy to take the place of the one so expiring; 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 in said Gardner first publishing a notice of the time and place of sale once each week for three successive weeks in some one newspaper published in said Gardner 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 or observance of the said condition, rendering the surplus, if any, to me or my heirs or assigns; and I hereby, for myself and my heirs and assigns, covenant with the grantees and their heirs, executors, administrators, and assigns that, in case a sale shall be made under the foregoing power, I or they will upon request, execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale, and said grantees and their assigns are hereby appointed and constituted the attorney or attorneys irrevocable of the said grantor to execute and deliver to the said purchaser a full transfer of all policies of insurance on the buildings upon the land covered by this mortgage at the time of such sale. And it is agreed that the grantees, or their executors, administrators, 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 or observance of the condition of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof.

And for the consideration aforesaid I, Heloise Hamel, wife of said Norbert D. Hamel do hereby release unto the said grantees and their heirs and assigns all right of or to both **DOWER** and **HOMESTEAD** in the granted premises, and all rights by statutes and all other rights therein.

IN WITNESS WHEREOF - the said Norbert D. Hamel and Heloise Hamel hereunto set our hands and seals this 20th day of June in the year one thousand nine hundred and six.

Signed and sealed in presence of

Owen A. Hoban

Norbert D. Hamel

(seal)

Heloise Hamel

(seal)

Commonwealth of Massachusetts.

Worcester ss. June 20th, 1906. Then personally appeared the above named Norbert D. Hamel and acknowledged the foregoing instrument to be his free act and deed, before me,

Owen A. Hoban,

Justice of the Peace.

Rec'd July 19, 1906, at 8h. 30m. A. M. Ent'd & Ex'd.

Attest:

David Hunt

Register.

Bunker Est.

to

Clark

KNOW ALL MEN BY THESE PRESENTS that whereas I, Elizabeth E. Clark of Hopedale, in the Commonwealth of Massachusetts, as Administratrix of the estate of Jonathan W. Bunker called Johnathan W. Bunker otherwise, late of said Hopedale, deceased, by virtue of a license granted to me on the twenty-first day of May last by the Probate Court for the County of Worcester, in said Commonwealth, sold the real estate of the said deceased, hereinafter described, at public