

executors, administrators or assigns the sum of Seven Hundred and Fifty (750) Dollars in manner following:- One hundred and fifty (150) dollars annually, on demand, but at the expiration of ten years from the date hereof, the whole of the balance then due shall be payable on demand, without interest 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 seven hundred and fifty (750) dollars, for the benefit of the grantee and her 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 me or 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 grantee or order the said principal sum and installments of interest at the times aforesaid, shall be void. But upon any default in the performance or observance of the foregoing condition, the grantee, or her 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 Mendon 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 County of Worcester 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 grantee or her 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 grantee and her 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 it is agreed that the grantee, or her 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 hereby covenant that I am unmarried.

I N W I T N E S S W H E R E O F I the said Lucien Collin hereunto set my hand and seal this first day of April in the year one thousand nine hundred and twelve.

Signed, sealed and delivered

in presence of

Eugène L. Jalbert

Lucien Collin. (seal)

State of Rhode Island.

Providence ss Woonsocket, April 1, 1912. Then personally appeared the above-named Lucien Collin and acknowledged the foregoing instrument to be his free act and deed, before me-

Eugène L. Jalbert Notary Public (---^)

Rec'd April 15, 1912, at 8h. 30m. A. M. Ent'd & Ex'd.

\* \* \* \* \*

A G R E E M E N T made this fifth day of April, A. D. 1912, between Lucien Collin, of Mendon, in the County of Worcester and Commonwealth of Massachusetts, of the first part, and Firmin Collin, of said Mendon, of the second part.

Collin

1. The said party of the first part, in consideration of the sum of One Thousand (1000) Dollars, to be paid to the said party of the first part, and of the covenants to be performed by the said party of the second part, as hereinafter expressed, hereby agrees to sell to the said party of the second part an undivided one half interest in and to that certain tract of land situated in the Township of MENDON, County of Worcester, and Commonwealth of Massachusetts, known and described as follows:-

to

The old Homestead Estate of the late Nathaniel A. Inman, called the Hill Farm, and situated in the southerly part of said Mendon, and which farm is bounded and described as follows:- Beginning at the extreme southwest corner at a stake and stones on the east side of the old "dam swamp road"; thence N. 67 degrees 30' E. sixty-two (62) rods to a stake and stones, bounding on land now or formerly of George Fox Allen; thence

Collin

See Release

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