

at the office of said Bank, together with all sums paid by them in and about said estate, by virtue hereof, with interest semi-annually, at the rate aforesaid: and until such payment shall pay all taxes or assessments to whomsoever laid or assessed whether on the granted premises or on any interest therein, or on the debt secured hereby; shall keep all buildings thereon insured, in a sum satisfactory to the grantee, its successors or assigns, against fire, in such insurance company as shall be approved by the grantee, and assign the policy or policies to the grantee, its successors or assigns, (and in case of any neglect to renew said policy or policies, hereby authorizing them, at her expense, to do the same, and to do all necessary acts therefor, in her name,) and shall do no act, nor suffer any to be done, that shall vacate or make void any such policy: and shall not commit or suffer any strip or waste of the granted premises: then this deed, as also a certain note, dated this day, signed by the grantor whereby she promises to pay the grantee, or its order, the said sum with interest semi-annually, at the office of the said Bank, shall both be void.

A N D P R O V I D E D, A L S O, that at any time after a breach of any of the foregoing conditions, the grantee, its successors or assigns, by their agent or attorney, may sell the granted premises, or any part thereof, with all the improvements that may be thereon, at public auction, without further notice or demand, except giving notice of the time and place of sale, once, at least, in each of three successive weeks; in one newspaper, printed in the City of Worcester, and in its own name, or as the attorney of the grantor, or her heirs or assigns, for that purpose by these presents duly authorized, convey the same, or any part thereof, absolutely and in fee simple, to the purchaser or purchasers accordingly; and out of the money arising from such sale, to retain all sums then secured by this deed, (whether then or thereafter payable,) together with interest, and all costs of any suit, either on said note or mortgage, and all expenses incurred in such sale; paying the surplus, if any, to the grantor, or her assigns; and such sale shall forever bar the grantor and all persons claiming by or under her from all right and interest in the premises. It being mutually agreed that the grantee, its successors or assigns, may purchase at said sale, and that no other purchaser shall be answerable for the application of the purchase money.

A N D P R O V I D E D, A L S O, that until default in the performance or observance of the condition of this deed, the grantor and her heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof.

I N W I T N E S S W H E R E O F I, the said Katherine Higgins, being a widow, have hereunto set my hand and seal this fifth day of October in the year of our Lord one thousand nine hundred and sixteen.

Signed, sealed and delivered
in the presence of

Katherine Higgins (seal)

Commonwealth of Massachusetts.

Worcester, ss. Oct. 5 1916. Then personally appeared the above named Katherine Higgins and acknowledged the foregoing instrument to be her free act and deed. Before me,

Chas. L. Burleigh Justice of the Peace.

Rec'd Oct. 6, 1916, at 9h. 39m. A. M. Ent'd & Ex'd

* * * * *

Scripture et al.
to
Clark

- Fannie A. Scripture and Mary J. Scripture of Milford, Worcester County, Massachusetts being unmarried, for consideration paid, grant to Frank S. Clark of Hopedale with Q U I T C L A I M covenants the land in MENDON and described as follows: On the easterly side of the "old City road", so-called; consisting of about forty-six (46) acres of sprout land, and being the same and all the premises conveyed to me by deed of D. Walter Gaskill, dated July 21, 1915, and to be recorded with this deed, said land being bounded as follows: Beginning at the north-westerly corner of the granted premises, on the easterly side of said road, at land of Eliza W. Wood and Cordelia Thurston; thence N. 70 degrees E. 40 rods, as the wall now stands, and by said last mentioned land, to the Town line between Mendon and Hopedale, and to land of Wendell Williams; thence S. 25 degrees E. 165 rods by said Town to the north side of the old "Salt Box Road" so-called, and to land now or formerly of Frederic A. and Ora P. Davenport; thence S. 73 degrees W. 36 rods, by the northerly side of said "Salt Box Road" and by said last mentioned land, to land now or formerly of one Northrop; thence N. 35 degrees W. 92 rods, and thence N. 22 degrees W. 31 rods, as the wall now stands, and by said Northrop land, to the "old City road"; thence N. 48 degrees E. 2.5 rods, by said last mentioned road, to an angle; thence N. 19 degrees W. 39 rods, by said road, to the point of beginning. Being lot numbered ten (10) as shown on a copy of "a Plan of S. T. Davenport's Farm, Mendon, by D. Davenport, March 14th 1847". as copied and further surveyed by Henry W. Gaskill.