

Know all men by these presents

that we Alice J. Wilbur, Walter E. Wilbur and Mary G Wilbur all of Mendon, County of Worcester and Commonwealth of Massachusetts

Wilbur et al.

in consideration of Two Hundred and Seventy-five Dollars paid by Henry W. Gaskill of said Mendon

to

Gaskill

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said

Henry W. Gaskill a certain lot of land with the buildings thereon situated on the northerly side of the road formerly known as the "Boston and Hartford Turnpike" in said MENDON, containing about twelve acres, bounded as follows, namely, Beginning on said road at a corner of walls at land formerly of Annie M. Cook; thence on said Cook land N 23° W. 18 rods to a corner of walls; thence on same land N 38° E. 36 rods, 5 links to a stake at land supposed to belong now or formerly to Sarah Henry; thence on said Henry land S 48½° E. 38 rods, 10 links to a stake and stones; thence on same land S 27¼° W. 37 rods 11 links to said road; thence on said road westerly 43 rods, 22 links, to the place of beginning. Being the same premises conveyed by Otis R Inman to Louisa Wilbur by deed dated June 21, 1884 and recorded with Worcester District Deeds Book 1175, Page 374 Our title is derived by descent from the said Louisa Wilbur and conveyance from Oscar F Wilbur one of her heirs.

See Assignment,
B. 2121 P. 223

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, and to the said Henry W Gaskill

his heirs and assigns, to their own use and behoof forever.

And we hereby for ourselves and our heirs, executors and administrators, covenant with the grantee and his heirs and assigns that we are lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances,

that we have good right to sell and convey the same as aforesaid; and that we will and our 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 we, or our heirs, executors, administrators, or assigns, shall pay unto the grantee, or his executors, administrators, or assigns the sum of Two Hundred and Seventy-five Dollars on demand from this date, 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 Two Hundred and Seventy-five dollars, for the benefit of the grantee, and his executors, administrators and assigns, in such form and at such insurance offices as they shall approve,

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 our note of even date herewith, signed by us whereby we promise to pay to the grantee 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 grantee or his 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

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 us and all persons claiming under us from all right