



I also agree that in case so much of the grantee's deposits as is invested in loans secured by mortgages of taxable real estate shall not be exempt from a State tax. I will on demand pay the said grantee the same percentage on the debt secured hereby as it shall from time to time be required to pay as such State tax; that if the debt secured hereby shall not be paid when due, the holder hereof shall be entitled to thirty days' notice in writing before payment, unless foreclosure proceedings have been begun; that in case any default in the condition of this mortgage shall exist for more than thirty days the entire mortgage debt shall become due at the option of the holder hereof; that in case of a foreclosure sale the holder hereof shall be entitled to retain one percent of the purchase money in addition to the costs, charges, and expenses allowed under the Statutory Power of Sale; and in case proceedings to foreclose have been begun, the holder of this mortgage shall be entitled to collect all costs, charges, and expenses up to time of payment; that I will keep the buildings now or hereafter standing on the granted premises insured against fire and (against other casualties and contingencies when required by the holder hereof) in a sum or sums satisfactory from time to time to the holder of this mortgage; that all insurance on said buildings shall be for the benefit of, deposited with and made first payable in case of loss to such holder.

That this mortgage shall also secure any other liability, or liabilities, direct or indirect, due or become due, or which may hereafter be contracted, of the mortgagor to the holder or holders hereof, or who may hereafter be holders hereof.

In the event the ownership of the mortgaged premises, or any part thereof, becomes veated in a person other than the mortgagor, the mortgagee may, without notice to the mortgagor, deal with such successor or successors in interest with reference to the mortgage and the debt hereby secured, and in the same manner as with the mortgagor, without in any way vitiating or discharging the mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part of the mortgagee and no extension, whether oral or in writing, of the time for the payment of the debt hereby secured, given by the mortgagee, shall operate to release, discharge, modify, change or affect the original liability of the mortgagor herein, either in whole or in part.

This Mortgage is upon the Statutory Condition for any breach of which the mortgagee shall have the Statutory Power of Sale


In Witness Whereof I the said Alan H. Klein
 have hereunto set my hand and seal, this 15th day of January
 in the year of our Lord nineteen hundred and sixty-five.

~~Standard notations for recording~~

 Trustee as aforesaid
 Commonwealth of Massachusetts

Norfolk 59. January 15, A.D. 1965

Then personally appeared the above-named Alan H. Klein, Trustee as aforesaid,
 and acknowledged the foregoing instrument to be his free act and deed.

Before me,

 George S. Frow, Notary Public.

My commission expires Jan. 26, 1968
 Rec'd Jan. 18, 1965 at 10:30 A.M. & recorded.

EASEMENT

In consideration of one dollar and other good and valuable consideration to me paid by the Electric Light Plant of the Town of Hingham, Massachusetts, I, Wallace R. Marden, Trustee, United Realty Trust, of said Hingham, hereby grant and convey unto said Electric Light Plant of the Town of Hingham, Massachusetts, its successors and assigns, forever, the right to erect, construct, operate and maintain a line or lines for the transmission of electric energy thereover, with all necessary poles, wires, cables, fixtures and appliances, including transformers on a pole and crossarms, and also including all necessary anchors and brace poles over and upon that part of the land of the aforesaid trust on the Southwest side of the Southeast Expressway, bounded and described as follows:

3176

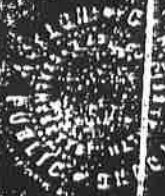
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Commencing at a point on the Northeastly side of Industrial Park Road and running Southeastly 136.09 feet; thence turning and running Northeastly 60 feet; thence turning and running Southeastly 42.50 feet; thence turning and running North-easterly 176.10 feet; thence turning and running Southeastly along the Southwestly side of the Southern Expressway 40 feet; thence turning and running Southwestly 276.22 feet; thence turning and running Northwestly 202.45 feet; thence turning and running Northly by the Northeastly side of Industrial Park Road 56.52 feet, to the point of beginning.

ALL as shown on a "Plan of Lots in Hingham, Mass." Scale 80 feet to an inch. Dated November 8, 1964, by Lewis W. Perkins & Son, Engrs., Hingham, Mass.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of December, 1964.

Wallace R. Marden, Trustee



Plymouth, ss.

December 21, 1964.

Then personally appeared Wallace R. Marden, Trustee, to me known personally, and acknowledged the foregoing to be his free act and deed.

Gladys L. Young
Gladys L. Young Notary Public.

My commission expires October 10, 1970
Rec'd Jan. 18, 1965 at 10:40 A.M. & recorded.

ROCKLAND SAVINGS BANK of Rockland, Plymouth County, Massachusetts

holder of a mortgage

from Dorothea E. Hamilton

to it

dated August 21, 1962

recorded with Plymouth Deeds,

book 2958, page 288

acknowledges satisfaction of the same.

Witness the execution and the corporate seal of said ROCKLAND SAVINGS BANK,

this Fifteenth day of January 1965

ROCKLAND SAVINGS BANK

by

E. W. Harlow
Treasurer.

