

## Know all Men by these Presents,

That I, Ardrey E. Orff of Rockland, Knox County, Maine,

being a shareholder in the ROCKLAND LOAN AND BUILDING ASSOCIATION, hereinafter named, in consideration of \* \* \* \* FIFTEEN HUNDRED (\$1500.) \* \* \* Dollars, paid by ROCKLAND LOAN AND BUILDING ASSOCIATION, a corporation organized and existing under the laws of the State of Maine, and having its principal place of business at Rockland, in the County of Knox and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ROCKLAND LOAN AND BUILDING ASSOCIATION, its successors and assigns forever, the following described real estate:—

Together with the buildings thereon, situate in said Rockland, and bounded and described as follows:—

BEGINNING at a point in the Southerly line of Ocean Street one hundred and three (103) feet Easterly from the iron bolt marking the intersection of the Easterly line of Suffolk Street with the Southerly line of Ocean Street; said place of beginning being the Northwesterly corner of lot of A.K. Haskell; ~~thence running South 20° 35' West by land of said Haskell~~ thence running South 20° 35' West by land of said Haskell, eighty-two and two-tenths (82.2) feet to land conveyed by James Fernald to Thomas F. Landers, by deed recorded in Book 93, Page 173, Knox Registry; thence Westerly by said Fernald's or Lander's lot, thirty-two (32) feet; thence Northerly and parallel to the first described line, eighty-two and six-tenths (82.6) feet, more or less, to the Southerly side line of Ocean Street; thence by said Ocean Street, South 70° 15' East, thirty-two (32) feet to the place of beginning.

The said premises being the same conveyed to Ardrey E. Orff by Agnes Furber et als by their Deed, dated Nov. 21, 1931 and recorded in Knox Registry of Deeds, Book 229 Page 465 to which deed and record reference may be had for a more particular description of the premises hereby conveyed.

Together with all heating furnaces and boilers, oil burners and attachments thereto, heaters, water tanks, mantels, gas and electric light fixtures, screens, storm doors and windows, screen doors, window shades, awnings, and all other fixtures of whatever kind or nature at present contained in said buildings and hereinafter placed therein prior to the full payment and discharge of this mortgage, which are hereby agreed to be a part of the mortgaged real estate.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ROCKLAND LOAN AND BUILDING ASSOCIATION, its successors and assigns, to their use and behoof forever. And I do COVENANT with the said ROCKLAND LOAN AND BUILDING ASSOCIATION, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said ROCKLAND LOAN AND BUILDING ASSOCIATION to hold as aforesaid, and that I and my heirs shall and will WARRANT and forever DEFEND the same to the said ROCKLAND LOAN AND BUILDING ASSOCIATION, its successors and assigns, against the lawful claims and demands of all persons.

And I further covenant and agree with said Association that I will not suffer or commit any strip or waste of the above granted premises, and will promptly pay, when due, all taxes legally assessed upon the said premises, and all liens upon the same, and will keep the buildings repaired to the satisfaction of said Association, and keep them insured in such insurance company as said Association may approve, for the benefit and security of the said Association, its successors and assigns, for at least the amount of the note secured hereby, during the existence of the lien hereby created, the insurance policy to be deposited at the office of said Association; and I further covenant and agree with said Association that in the event of a breach of any of the above covenants, the whole of the moneys, principal and interest, hereby secured, shall at the election of said Association become immediately due and payable; and in case of refusal or neglect to insure said premises, or to pay such taxes, or to pay and discharge all liens upon the same, the said Association, its successors and assigns, may procure and pay for such insurance and may pay such taxes or liens, and all moneys so paid and all expenses lawfully incurred by said Association in foreclosing said mortgage, including a reasonable sum as attorney's fees, and in the event of said Association taking possession of said premises, all sums expended for water rates and improvements or repairs necessary to put and keep said premises in a tenantable condition, in excess of the income, if any, received from said premises, with interest on such sum so paid at two per cent per month, shall become so much additional indebtedness against said

Ardrey E. Orff

and shall be secured by this mortgage.

Provided, Nevertheless, that if the said Ardrey E. Orff

his heirs, executors or administrators, shall well and truly pay to the said Association, its successors or assigns, the sum of \* \* \* FIFTEEN HUNDRED (\$1500.) \* \* \*

Dollars in or within 11 years 7 months from this date, with interest thereon at the rate of six (6%) per cent per annum; interest and principal payable in monthly installments of \* \* \* FIFTEEN (\$15.) \* \* \* Dollars on the second Monday of each and every month hereafter, which payment shall be applied as follows:—(1) to the interest on the unpaid balance of the debt, said interest to be computed monthly in advance on unpaid balance due on principal; (2) the remainder to the unpaid principal of the debt, until the same is paid in full, with the right to make such additional payments on account of principal as said Association may permit. In addition to said monthly payments, I promise to pay an additional amount of two per cent each month on monthly payments not made on time as fixed by the rules, regulations or by-laws of said Association, as provided in promissory note of even date; and shall also repay on demand all sums said Association may have paid for taxes, assessments, insurance, discharge of liens, and necessary improvements or repairs on the above described property, and all expenses, if any, including reasonable attorney's fees incurred in foreclosing this mortgage, and shall well and truly keep all covenants herein contained, then this obligation, as also one certain promissory note, bearing even date with these presents, signed by the said Ardrey E. Orff and Gladys M. Orff, promising to pay to the said ROCKLAND LOAN AND BUILDING ASSOCIATION the said sums, at the times and in the manner aforesaid, shall both become null and void; otherwise shall remain in full force and effect.

However, in case (1) of default for the space of three months in the payment of the note hereinbefore described, according to the exact terms thereof, or in case (2) the owner of the premises herein described shall fail to be and remain a shareholder in said Association, or in case (3) of a breach of any other of the covenants herein contained, the said Association having declared the whole of the moneys, principal and interest, hereby secured, due and payable, this mortgage may be foreclosed by any of the methods provided by law.

In Witness Whereof, I the said Ardrey E. Orff

and Gladys M. Orff, wife  
of the said Ardrey E. Orff

joining in this deed as Grantor and relinquishing and conveying all her rights by descent, or otherwise, in the above described premises, have hereunto set our hand and seal this 10th day of April in the year of our Lord one thousand nine hundred and forty-one.

Signed, Sealed and Delivered in the presence of

I. L. Bray

Ardrey E. Orff L.S.

K. C. Rankin

Gladys M. Orff L.S.

State of Maine, }  
Knox ss. }

April 10th, 1941.

Personally appeared the above named Ardrey E. Orff

and acknowledged the above instrument to be his free act and deed.

Before me,

I. L. Bray

Notary Public.  
Justice of the Peace.

Received April 11, 1941, at 10 o'clock 34 m. A. M., and recorded according to the original.

## Know all Men by these Presents, That

the ROCKLAND LOAN AND BUILDING ASSOCIATION, a corporation duly organized, and existing under the laws of the State of Maine, and having its place of business at Rockland in the County of Knox and State of Maine, the owner and holder of a certain mortgage given by Ardrey E. Orff to said Association, dated April 10, 1941, and recorded in the Knox Registry of Deeds, Book 266, Page 403, by its Secretary, duly authorized, does hereby acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof does hereby cancel and discharge said mortgage and release unto the said heirs and assigns forever, the premises therein described.

In Witness Whereof,

the ROCKLAND LOAN AND BUILDING ASSOCIATION has caused its seal to be affixed to these presents and the same to be signed by its Secretary, this 10th day of December A.D., 1946.

Signed, Sealed and Delivered in the presence of

Evelyn R. McKusick

By

J. L. Bray

Secretary.

State of Maine

KNOX, ss.

December 10, 1946.

J. L. Bray, Secretary, and acknowledged the above instrument to be the free act and deed of the ROCKLAND LOAN AND BUILDING ASSOCIATION by him represented.

Before me,

Evelyn R. McKusick

Justice of the Peace.

Received December 11, 1946, at 2 o'clock 45 m. P. M., and recorded according to the original.