A.D. 1860 which said Deed is duly recorded in Liber B.G.T. No. 5 folios 413 &c. One of the Land Records of Frederick County, also all that Lot or parcel of land situate and lying in the County and State aforesaid which was conveyed to the said Joshua Brashear by Roderick D. Hobbs by Deed dated the 15th day of November A.D. 1870 which said Deed is duly recorded in Liber E.M. No. 6 folios 38 &c. One of the Land Records of Frederick County, and also that Lot or parcel of land situate and lying in the County & State aforesaid which was conveyed to the said Joshua Brashear by Edward Hobbs by Deed dated the 28th day of December A.D. 1870 and duly recorded in Liber E.M. No. 6 folio 195 One of the Land Records of Frederick County, Provided that if the said Joshua Brashear his heirs Executors or Administrators shall and will pay or cause to be paid to the said Roderick D. Hobbs his heirs or legal representatives the said sum of Six thousand two hundred and Eighty dollars together with the interest thereon from the date hereof according to the strict tenor of his the said Brashear's promissory note of even date herewith conditioned for the payment of the said sum of Six thousand two hundred and Eighty dollars ($6280.) together with the interest thereon made payable twelve months after date and shall also pay or cause to be paid all charges and taxes of whatever kind that may be charged or levied upon the said Mortgage debt or by reason thereof during the existence of this Mortgage as they may be levied upon the said Mortgage debt or by reason thereof during the existence of this Mortgage as they may be levied or fall due then in such case this Mortgage shall be null & void, But if default shall be made in the payment of the said principal sum of Six thousand two hundred and Eighty dollars or the interest thereon or any part thereof at the time limited for the payment of the same according to the strict tenor of said promissory note aforesaid, then in such case the said Roderick D. Hobbs or his legal representatives may, and he and they are hereby duly authorized to enter and sell the said Mortgaged premises by public auction for cash at such time and places as he or his representatives aforesaid may deem most advantageous and shall convey the same to the purchaser or purchasers by a good and sufficient title after first giving notice by publication in some newspaper published in Frederick County once a week for four successive weeks of the time place and terms of sale, and the monies arising from such sale shall be set apart, first to the payment of all expenses and charges which may be incurred or be incident to such sales, and of such charges and taxes as may have been levied upon the said Mortgage debt, and of such monies as may have been paid by the Mortgagee for the Mortgagor by way of insurance, and also for taxes which may then be due or in arrear and then to the payment of such principal sum and the interest thereon as may be unpaid and after making such said payments the surplus of monies arising from such said sale shall be paid over into the hands of said Joshua Brashear, and the said Joshua Brashear further covenants that he will cause the buildings upon the said several premises to be insured for reasonable amounts and that in case of fire he will assign transfer and set over such policies of insurance to the Mortgagee to be applied to payment of the mortgage debt, and that in case he should at any time fail to keep up his policies of insurance