

northern line of said lot south 54 degrees west, twelve and one-half (22 1/2) perches to the said county road or street; and thence with it north 27 degrees west, four and seventy-six one-hundredths (4.76) perches to the beginning. Being the same property conveyed unto the said William E. Butts and Mary Francis Butts, his wife, by Emma Virginia Custer, by deed dated and recorded prior hereto among the Land Records of Frederick County aforesaid. TOGETHER with the improvements thereon, and the rights and appurtenances thereto belonging or in any wise appertaining, PROVIDED! that if the said William E. Butts and Mary Francis Butts, his wife, their heirs, personal representatives or assigns, shall pay, on or before the first day of January in the year nineteen hundred and twenty two, to THE REAL ESTATE AN IMPROVEMENT COMPANY OF BALTIMORE CITY, the said sum of Eleven hundred and twenty five dollars, with interest thereon, payable monthly, at the rate of six per cent. per annum, from the first day of January, A.D. 1914, said payment to be made in monthly installments of at least Sixteen dollars and ninety cents, including interest, beginning for the first installment on the first day of February, A.D. 1914, and shall make no default in any agreement, covenant or condition of this Mortgage, then this mortgage shall be void.

AND IT IS AGREED, that until default in the premises, the said William E. Butts and Mary Francis Butts, his wife, shall hold possession of the property herein mortgaged. But in the event of three of the above mentioned monthly installments being due and unpaid, or of default in any agreement, covenant or condition of this mortgage, the entire mortgage debt intended to be secured hereby shall be deemed due and demandable, and these presents are hereby declared to be in trust, and Samuel R. Barr of Baltimore City is hereby authorized and empowered to sell the property herein granted, or so much thereof as may be necessary, and to convey the same to the purchaser or purchasers thereof; which sale shall be made upon giving at least twenty days notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, and in the event of a sale under the power hereby granted, the proceeds to apply; first, to the payment of all expenses incident to the sale, including reasonable council fees, and such commission to the person making said sale as are usually allowed trustees for making sale of real estate in equity; SECONDLY, to the payment of all claims of the said mortgagee, its successor and assigns under this Mortgage, whether the same shall have matured or not; and as to any surplus to pay it over to the said William E. Butts and Mary Francis Butts, his wife, And the said William E. Butts and Mary Francis Butts, his wife, for themselves, their heirs, executors, administrators and assigns, do covenant that they will pay the entire mortgage debt hereby secured, and will make the monthly payments above mentioned; that they will pay all taxes, assessments, public dues and charges levied, or to be levied, by law upon the property hereby mortgaged, or upon the debt hereby secured; that they will insure and, pending the existence of this Mortgage, will keep insured, against loss by fire, the buildings upon the ground hereby mortgaged, to the amount of at least Eleven hundred and twenty-five dollars, and will cause such policy of insurance to be so framed or endorsed as, in case of fire, to insure to the extent above named, to the benefit of the said mortgagee herein, its successors and assigns, that they will pay the premiums of insurance as they become due and payable, and that in the event of the default of the payment of the same by the said mortgagors, their heirs or assigns, and the same are paid by the said mortgagee, the amount so paid shall be so added to the said mortgage debt, as though included in the first instance of this mortgage.

AND IT IS AGREED between the parties hereto, that the second party hereto may deduct from the payments made to it under this Mortgage, an amount of money