

described as follows; All that tract or parts of tracts of land called the "END of TROUBLE" and containing Eighteen acres and fifteen perches of land more or less being the same tract or parts of tracts of land conveyed to the said John Sanders by Emma V. Keyser and Ephriam C. Keyser her husband, by deed dated on the Fourteenth day of March in the year Eighteen hundred and Seventy nine and recorded in Liber T.G.No.11 folio 173 one of the Land Records of Frederick County and being the same land heretofore conveyed ny Ephriam C. Keyser and wife to Livenia Cramer by deed dated the 6th day of September in the year 1870 and recorded in Liber C.M.No.6 folio 223 one of the Land Records of Frederick County and subsequently conveyed by the said Lavinia Cramer and Daniel M. Cramer her husband to the said Emma V. Keyser by deed dated March 11th 1879

Provided that if the said John Sanders his executors administrators or assigns shall pay to the said Frederick-Town Savings Institution the promissory note aforesaid at maturity or shall pay any renewal thereof when such renewal note shall mature and be payable then this Mortgage shall be void.

And Provided that until default be made in the payment of the promissory note aforesaid at maturity or of any renewal thereof when such renewal note shall mature and be payable the said John Sanders and Martha C. Sanders his wife shall possess the mortgaged premises as of their present estate thereon.

And Provided that if default shall be made in the payment of the promissory note aforesaid at maturity or if renewed default shall be made in the payment of any note or notes given in renewal when the same shall mature and become payable then it shall be lawful for Joseph Cronice and J. Marshall Miller or the survivor of them as trustees or in case of their or his death or declining to execute said trust then for any other trustee to be appointed by order of the Circuit Court for Frederick County as a Court of Equity in place of the said deceased or declining trustees consent being hereby given by the said Mortgagors upon petition to be filed by the said Mortgagee to said Court for the appointment of such trustee to sell the said property and premises hereby mortgaged at the Court house door in Frederick City, Md, by public auction for cash after having first given at least three weeks previous notice of such sale inserted in some newspaper published in Frederick County of the time place manner and terms of sale and such other notice as said Trustee or Trustees shall think proper and to apply the proceeds of such sale to the payment in the first place of all costs charges and expenses attending such sale including the usual commissions and reasonable counsel fees for preparing bond report of sale and attending to the ratification thereof and then to the payment of the promissory note aforesaid or renewal thereof with all interest due thereon and the surplus if any to pay the same to the said John Sanders his heirs or assigns. And the said John Sanders and Martha C. Sanders his wife covenant and agree with the said Frederick-Town Savings Institution that they will keep during the continuance of this Mortgage the buildings erected on the said Mortgaged premises insured for a sum of not less than Four Hundred Dollars in some safe and reliable Fire Insurance Company paying the premiums and assessments thereon as they fall due and payable and that they will assign the policy of insurance or cause the same to be made payable to the said Frederick-Town Savings Institution for its benefit in case of loss or damage by fire. And the said John Sanders and Martha C. Sanders his wife further in like manner covenant and agree that should they fail in this particular and the said Frederick-Town Savings Institution pay the premiums and assessments necessary to keep said policy of insurance in force the same so paid with interest thereon shall be a lien on the said Mortgage property as through included in the first instance in the mortgage itself.

Witnee our hands and seals this 6th day of December in the year A.D.1892.

Test;
Marshall Fout

John Sanders (seal)
her
Marcha C. Sanders (seal)
mark.