

of land, together with the buildings and improvements thereon, and the rights and ways thereunto belonging, situate, lying and being in Frederick County, State of Maryland, described as follows: All that parcel of ground situate, lying and being in Lewistown Election District, Frederick County, State of Maryland, containing five and one-fourth (5 $\frac{1}{4}$) acres of land, mor or less, and being the same parcel of ground which was conveyed to the said Maynard C. Ramsburg by Loey H. Plunkert by Deed dated January 20th, 1925, and recorded in Liber 352, Folio 59, one of the Land Records of Frederick County, Maryland.

Provided that the said Maynard C. Ramsburg and Gertie Ramsburg, his wife their heirs or executors, administrators or assigns shall pay to the said Myersville Savings Bank, or order, 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 Maynard C. Ramsburg and Gertie Ramsburg, his wife shall possesss the mortgaged premises as of present estate therein.

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 thereof, when the same shall mature and become payable, then it shall be lawful for William S. Wachtel or Reno S. Harp 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, or for the assignee of said Myersville Savings Bank 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 Maynard C. Ramsburg and Gertie Ramsburg, his wife, their heirs or assigns.

And the said Maynard C. Ramsburg and Gertie Ramsburg, his wife covenant and agree with the said Myersville Savings Bank, 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 Five 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 Myersville Savings Bank, for its benefit in case of loss or damage by fire.

And the said Maynard C. Ramsburg and Gertie Ramsburg, his wife further in like manner covenant and agree, that should they fail in this particular, and the said Myersville Savings Bank 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 mortgaged property as though included in the first instance in the mortgage itself.

Witness our hands and seals this 19th day of July in the year A. D., 1927.

Test: Mamie A. Davis

Maynard C. Ramsburg (SEAL)

Girtie Ramsburg (SEAL)