

recorded just prior to the recording hereof.

Together with the buildings and improvements thereon and the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To have and to hold the aforesaid parcel of ground and premises unto the proper use and benefit of Cornelia A. Sundergill and Joshua H. Sundergill, her husband and the survivor of them and their heirs and assigns forever.

Provided that if the said Stanley H. Sundergill and Emma E. Sundergill, his wife, their heirs, personal representatives or assigns, shall well and truly pay, or cause to be paid, the aforesaid sum of Four Thousand Dollars, and all interest thereon accrued, when and as the same may be due and payable, and shall perform all the covenants herein on their part to be performed, then this mortgage shall be void.

And it is agreed that, until default be made in the premises, the said Stanley H. Sundergill and Emma E. Sundergill, his wife, shall possess the aforesaid property upon paying in the meantime, all taxes and assessments, public debts and charges of every kind, levied or assessed, or to be levied or assessed on said hereby mortgaged property, which taxes, assessments, public dues, charges, mortgage debt and interest, the said Stanley H. Sundergill and Emma E. Sundergill, his wife for themselves, their heirs, personal representatives and assigns, do hereby covenant to pay when legally demandable. But if default be made in payment of said money, or the interest thereon to accrue, or in any part of either of them, at the time limited for the payment of the same, or in any agreement covenant or condition of this mortgage, then the entire mortgage debt shall be deemed due and demandable; and it shall be lawful for the said Cornelia A. Sundergill and Joshua H. Sundergill, her husband and the survivor of them, or their personal representatives and assigns, at any time after such default to sell the property hereby mortgaged, at the Court House door in Frederick City, Maryland, at public auction for cash, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs or assigns, and which sale shall be made in the manner following; viz: upon giving notice of the