

be lawful for the Mortgagee, his personal representatives and assigns or Reuben L. Uman, their Attorney or Agent, at any time after such default, to sell the mortgaged property or so much thereof as may be necessary, to satisfy and pay said debt, interest charges, advances and all costs incurred in making such sale, (under Art. 66, Secs. 6 to 10 inclusive of the Maryland Code, Public General Laws, or any other General or Local Laws relating to Mortgages) and to grant and convey said property, said chattels and the interest in and to the Lease above referred to, to the purchaser or purchasers thereof, their heirs or their personal representatives and assigns, subject to the payment of the annual ground rent aforesaid and convey and assign the aforesaid chattels absolutely, and such sale shall be made in the manner following, viz., upon giving twenty (20) days' notice of the time, place, manner and terms of sale in a newspaper printed in Frederick County, and such other notices as by Mortgagee may be deemed expedient; and in the event of a sale of said property under the assent to decree or powers hereby granted, the proceeds arising from such sale, to apply first to the payment of all expenses incident to such sale, including a fee of Two Hundred Dollars, and a commission to the party making sale of said property equal to the commission allowed trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland, secondly, to the payment of all claims of Mortgagee, whether the same shall have matured or not, and the surplus (if any) shall be paid to the Mortgagor, or to whomever may be entitled thereto; and the Mortgagor does hereby covenant and agree that upon the first insertion of the advertisement or notice of sale as aforesaid under the powers hereby granted, or under the assent to decree as hereinbefore set forth, there shall become due from the Mortgagor to the party inserting said advertisement or notice all expenses incident to said advertisement or notice, all Court costs and all expenses incident to the foreclosure proceedings under this Mortgage and a commission on the total amount of the Mortgage debt, principal and interest, equal to one-half the percentage allowed as commissions to trustees making sale under orders or decrees of a Court having equity jurisdiction in the State of Maryland, which expenses, costs and