possess the aforesaid property upon paying in the meantime, all taxes and assessments, public debts and charges of any 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 according to the tenor of said promissory note, the said Charles F. Crawford and Laura B. Crawford, his wife, for themselves, their heirs, personal representatives, and assigns, do hereby covenant to pay when legally demanded. But if default be made in the payment of said promissory note, or the interest thereof, to accrue, at the time limited for the payment of 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 Emma Pearl Prevost, her 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 the said sale shall be made in the manner following: viz: Upon giving notice of the time, place, manner and terms of sale by advertisement inserted for at least three successive weeks, prior to the day of sale, in some newspaper printed in Frederick County, and in the event of a sale of said property, under the powers hereby granted, the proceeds, arising from such sale, shall be applied: (1) to the payment of all costs and expenses incident to such sale, including a reasonable counsel fee, to the attorney who may prepare the bond report of sale etc., and 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 by a Court for Equity Jurisdiction in the State of Maryland (2) to the payment of all claims of the said mortgagee, her personal representatives and assigns, under this mortgage, whether the same shall have matured or not, and the surplus,(if any there be) shall be paid to the said Charles F. Crawford his heirs, personal representatives or assigns, or to whoever may be entitled to the same, and the said Charles F. Crawford and Laura B. Crawford, his wife, for themselves, their heirs, personal representatives and assigns, do further covenant to insure, and pending the existence of this mortgage, to keep insured in some good, Fire Insurance Company satisfactory to the said mortgagee, her personal representatives, and assigns, the improvements on the hereby mortgaged lands, to the amount