

of the said Mortgagee, its ^{successors} ~~personal representatives~~ or assigns, after any default in the covenants or conditions of this mortgage, to sell the hereby mortgaged property. Any such sale, whether under the above assent to a decree or under the above power of sale, shall be under the provisions of Article 66 of the Public General Laws of Maryland, or under any other General or Local Law of the State of Maryland relating to mortgages, or any supplement, amendment, or addition thereto. And upon any such sale of said property, the proceeds shall be applied as follows: (1) to repayment of all expenses incident to said sale, including a fee of . . . Three Hundred . . . Dollars and a commission to the party making the 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; (2) to the payment of all claims of the said Mortgagee, its ~~successors~~ ~~executors, administrators~~ or assigns hereunder whether the same shall have matured or not; (3) and the surplus (if any there be), to the said Mortgagors, their heirs, personal representatives or assigns, or to whoever may be entitled to the same.

And the said Mortgagors for themselves, their heirs, personal representatives and assigns, do hereby covenant and agree that immediately upon the first insertion of the advertisement or notice of sale as aforesaid under the powers hereby granted, there shall be and become due by them 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 indebtedness, 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 said expenses, costs and commission the said Mortgagors for themselves, their heirs, personal representatives and assigns, do hereby covenant to pay, and the said Mortgagee, its ~~successors~~ ~~personal representatives~~ or assigns, or L. Pearce Bowlus, their said Attorney, shall not be required to receive the principal and interest only, of said Mortgage debt in satisfaction thereof, unless the same be accompanied by a tender of the said expenses, costs, and commission but said sale may be proceeded with unless, prior to the day appointed therefor, legal tender be made of said principal, costs, expenses and commission.

And it is agreed that, until default be made in the premises, the said parties of the first part, their heirs, executors, administrators or assigns, shall possess the aforesaid property, but upon any such default, the entire indebtedness shall become due and payable. Mortgagor shall pay in the meantime, all taxes and assessments, public dues and charges levied or assessed, or to be levied or assessed, on said hereby mortgaged property, which taxes, mortgage debt and interest, public dues, charges and assessments the said parties of the first part covenant to pay when legally payable.

And the said parties of the first part further covenant to insure, and pending the existence of this Mortgage to keep insured, the improvements on the thereby mortgaged property to the amount of at least Thirteen Thousand, Seven Hundred and Fifty dollars, and to cause the policy to be effected thereon to be so framed or endorsed as, in case of fire, to inure to the benefit of the said Mortgagee, its ^{successors} ~~executors, administrators~~ or assigns, to the extent of its or their lien or claim hereunder.

Witness our hands and seals

TEST:

Helen M. Glaze
Helen M. Glaze

Franklin R. Maule [SEAL]
Franklin R. Maule

Virginia B. Maule [SEAL]
Virginia B. Maule

[SEAL]

State of Maryland, County of Frederick, ss:
I Hereby Certify, that on this 26th day of September, in the year one thousand nine hundred and fifty-eight before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared FRANKLIN R. MAULE and VIRGINIA B. MAULE, his wife, the Mortgagors named in the foregoing Mortgage, and severally acknowledged the foregoing Mortgage to be their respective act. At the same time also appeared FRANK A. CONAWAY, President of

The FIRST NATIONAL BANK of MOUNT AIRY, Mortgagee herein, and made oath in due form of law that the consideration set forth in said Mortgage, is true and bona fide as therein set forth, and that he is authorized to make this affidavit for and on behalf of said body corporate.

Helen M. Glaze
Helen M. Glaze
Notary Public.