

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

To Have and To Hold the aforesaid parcel s of ground and premises unto and to the proper use and benefit of FARMERS and MECHANICS NATIONAL BANK, its successors heirs and assigns, forever.

Provided, that if the said JOHN A. NELSON and NANCY S. NELSON, his wife, their heirs,

executors, administrators or assigns, shall well and truly pay, or cause to be paid, the aforesaid principal sum of forty-two thousand dollars, and all the installments of interest thereon, when and as each of them shall respectively be due and payable as aforesaid, and shall perform each and all of the covenants herein on his, her ^{or their} part to be performed, then this Mortgage shall be void.

And the said Mortgagor s hereby assent to the passage of a decree for the sale of the property hereby mortgaged, such sale to take place only after a default in any of the covenants or conditions of this mortgage as herein provided; and the said Mortgagor s hereby also authorize the said Mortgagee , its successors personal representatives, or assigns, or L. P. Bowlus duly authorized Attorney or Agent 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