

TOGETHER with the improvements thereupon and all the rights, easements, profits and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said lot or lots of ground with the improvements thereupon and all the rights, easements, profits and appurtenances thereunto belonging, unto the Mortgagee, its successors and assigns, in fee simple, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent aforesaid.

PROVIDED, that if the Mortgagors, their heirs, personal representatives or assigns, shall pay the said mortgage indebtedness and interest thereon from the date hereof, and shall perform all of the covenants and agreements herein on their part contained, then this Mortgage shall be void.

The Mortgagors hereby covenant as follows:

A. To pay the mortgage debt and interest thereon; and to pay, when due, all ground rents, taxes, assessments, public and other dues and other charges levied or assessed or which may be levied or assessed on the property hereby mortgaged and on the mortgage debt and interest, and upon payment thereof to exhibit to the Mortgagee the receipted bills therefor, at the place of business of the Mortgagee, or if requested by the Mortgagee, to pay in consecutive monthly installments at the time when principal and interest payments are due, a sum equal to one-twelfth of the annual taxes, and other charges aforesaid, ground rent, if any, and fire and other hazard insurance premiums, to enable the Mortgagee to pay the same when due; and not to permit any lien or encumbrance on the mortgaged premises superior to the lien of this mortgage.

B. To pay a late charge not to exceed five cents for each dollar of delinquent principal and interest, or a minimum charge of \$2.00, on each payment more than fifteen days in arrears, to cover the extra expense involved in handling delinquent payments.

C. To keep all buildings subject hereto in good and substantial repair and not permit nor suffer any waste thereof, nor tear down nor materially change, nor permit to be torn down or materially changed the improvements on the property hereby mortgaged, without the written consent of the Mortgagee.

D. To keep the improvements upon the property hereby mortgaged insured from loss by fire, war damage, if available, and such other hazards as may be required by the Mortgagee, in such insurance companies and in such amounts as may be satisfactory to the Mortgagee, and to cause a New York or other standard mortgagee clause satisfactory to the Mortgagee, to be attached to such policies and all payments thereunder shall be made to the sole order of the Mortgagee as its interest may appear; and to deliver all such policies to the Mortgagee to be kept by it; and at the option of the Mortgagee, the proceeds of the insurance may be applied by the Mortgagee to the cost, in whole or in part, of restoring or repairing any damage done by fire, or to payment of the mortgage debt.

E. To comply promptly with all laws, ordinances and regulations affecting said premises or their use.

F. To warrant specially the said premises hereby mortgaged and to execute such further assurances thereof as may be requisite.

The parties hereto further covenant and agree as follows:

1. That, in the event of any default in any covenant of this Mortgage, or in the event a receiver or trustee is appointed for the property of the Mortgagors, or any of them, either in bankruptcy or in equity, or in case the Mortgagors, or any of them, execute a deed of trust of their property for the benefit of creditors or in the event of any transfer of the said premises by the Mortgagors without the consent in writing of the Mortgagee, then the whole mortgage indebtedness shall, at the option of the Mortgagee, be and become due and payable, and, whether or not such option is exercised, interest shall run from such time at the rate as specified in the terms of this mortgage.

2. That the Mortgagors, in accordance with the provisions of the Code of Public General Laws of the State of Maryland, Maryland Rules of Procedure, and all Local Rules of Court applicable thereto, and any other general or local laws of the State of Maryland relating to mortgages, including any amendments, supplements or additions thereto, (i) do hereby declare and assent to the passage of a decree by the equity court having jurisdiction for the sale of the property hereby mortgaged, and (ii) do hereby authorize, in the event of any default in any of the covenants of this mortgage, the Mortgagee, its successors and assigns, or its attorney, to sell the mortgaged property. Any such sale, whether under the assent to a decree or power of sale, may be made by the person authorized to sell, either as an entirety or in such separate parcels and on such terms and at such places and in such manner as they, or he, may deem advisable.