Records of Frederick County in Liber E.S. No. 3, folio 586 &c, reference thereto being had will more fully appear together with the buildings improvements and appurtenances thereto belonging and the said William P. Abnett as a further Consideration Covenants that he will assign transfer and deliver to the said J. Alfred Ritter the Policy of Insurance he now holds on the said above described Property at Liberty ville and that he will during the continuance of this Mortgage pay the Premiums thereon from time to time as they fall due, and should he fail in this particular, and the said J. Alfred Ritter pay the Premiums for the said Insurance the amount of the premiums so paid with Interest thereon, shall be a Lien on the Mortgaged Property as though included in the first Instance in the Mortgage itself.

Provided, that if the said William P. Abnett shall pay on or before the Nineteenth day of September in the Year Eighteen Hundred and Seventy three to the said J. Alfred Ritter the sum of One thousand Dollars with Interest thereon from the date hereof, according to the tenor of his Promissory Note of even date herewith and shall pay the interest thereon semi annually then this Mortgage shall be void. And the said William P. Abnett Covenants that he will pay the aforesaid money, and he further Covenants that in default of Payment, the said J. Alfred Ritter may enter, Provided that until default of Payment the said William P. Abnett shall possess the Premises, And it is hereby further Provided that if default shall be made in the Payment of the money aforesaid, or the interest thereon at the time and in the manner aforesaid then it shall be lawful for the said J. Alfred Ritter to sell the said Mortgaged Premises at the City Hotel in Frederick by Public Auction for Cash or upon Credit as he may deem best, after giving at least three weeks Public Notice of the time place manner and terms of sale in one or more Newspapers published in Frederick City at least Once a week for three successive weeks prior to the day of Sale, and from the money or proceeds arising from such Sale or Sales to pay the debt and all incidental Expenses, Costs and Charges attending such Sale including such Commission to the said J. Alfred Ritter for his trouble as generally allowed to Trustees in Chancery Cases and the Surplus, if any to pay over to the said William P. Abnett his heirs, executors, Administrators and assigns

Witness my hand and seal

Test J. M. Harding

Wm. P. Abnett (Seal)

State of Maryland, Frederick County town,

I hereby Certify, that on this Nineteenth day of September A.D. 1871 before the subscriber a Justice of the Peace of the State of Maryland in and for Frederick County aforesaid personally appeared appeared William P. Abnett & acknowledged the above and foregoing Mortgage to be his act and Deed; and at the same time before me also appeared J. Alfred Ritter Mortgagee and made oath in due form of law that the Consideration in the said Mortgage is true & bona fide as therein set forth,

J. M. Harding

1872 Apr. 20th Int. pd. to Mar. 19, 1872,		$30.00
" Dec. 2d Do. " " Sep. 19 1872,		30.00
1873 Apr. 18 Do. " " Mar. 19 1873,		30.00
" Dec. 29. Do. " " Date		46.67

"Endorsed" Filed Feb. 23 1877.

I hereby assign the within and foregoing Mortgage to John C. Osborn

Witness my hand and seal this 29 day of Dec. 1873

Witness H. J. Rogers

J. Alfred Ritter (Seal)