Mortgaged Debt hereby intended to be secured, Provided that if Default be made by the said Charles Grof in the Payment of the said sum of money in said Single Bill recited when due and Payable, or if default be made by the said Charles Grof in the Payment of the interest semi annually in each & every year on said herein before recited Single Bill, or if default be made by said Charles Grof in the Payment of all Taxes assessments public dues or Charges levied or to be levied by Law upon the said herein before recited Mortgage Debt, then it shall and may be lawful for the said Ezra Houck his Executors, Administrators or assigns to sell the said Mortgaged Premises at public sale at the Bell House Frederick City for one half of the Purchase money in cash to be paid on the Day of Sale or Ratification thereof by the Court at the election of the Purchaser, the residue in one year from the day of sale, the Purchaser giving note with approved security bearing interest from the day of sale, The said Ezra Houck his Executors Administrators or assigns first giving at least three weeks notice of the time, place manner and Terms of sale by advertisement published in one or more of the Newspapers pri in Frederick County, To pay first all expenses of sale including the usual Commissions allowed to Trustees under Decree for sales of Real Estate, and also all Counsel fees, Secondly, to pay the Principal of said Mortgaged Debt whether due or not and all interest which may be due. Thirdly, all Taxes assessments public dues or charges levied or to be levied by Law on the Mortgage debt intended to be secured thereby And lastly to pay over the surplus if any to the said Charles Grof.

Witness Our hands & seals

Test James J. English

Charles Grof (Seal)
Elizabeth V. Grof (Seal)

State of Maryland, Frederick County to wit:
I hereby Certify that on this sixteenth day of May in the Year Eighteen hundred and Seventy one before me the subscriber a Justice of the Peace of the State of Maryland in and for Frederick County personally appeared Charles Grof and Elizabeth V. Grof his wife and did each acknowledge the within and aforegoing Deed of Mortgage to be their respective act

James J. English J.P.

State of Maryland, Frederick County Set:
On this sixteenth day of May 1871, before me the subscriber a Justice of the Peace of the State of Maryland in and for Frederick County personally appeared Ezra Houck the within named Mortgagee and made Oath on the Holy Evangelys of Almighty God that the Consideration stated in such Deed of Mortgage is true and bonafide as therein set forth,

James J. English J.P.

State of Maryland, Frederick County Set:
I hereby Certify that the foregoing is a true Copy of the Original as found recorded in Liber G.M.B. No 7. folios 19, 20 & 21 One of the Land records of Frederick County
In testimony whereof I hereunto subscribe my name & affix the seal of the Circuit Court for Frederick County this 4th day of Dec. 1874.

Place of Seal

Thomas Gorsuch,
Clerk.

"Endorsed" Filed Dec. 4, 1874.