Elliott, shall pay to the said Franklin Savings Bank of Frederick the promissory Note aforesaid at maturity or shall pay any renewal thereof, when such renewal Note shall full due and payable and when payment thereof, shall be demanded by the said Franklin Savings Bank of Frederick then this Mortgage shall be Void Provided that until default be made in the payment of the promissory Note aforesaid at Maturity, or of any renewal thereof when such renewal Note shall full due and payable and when payment thereof, shall be demanded by the said Franklin Savings Bank of Frederick the said James Elliott, shall possess the Mortgaged premises as of his present estate therein. And provided if default be made in the payment of the promissory Note aforesaid at Maturity or any renewal thereof, when such renewal Note, shall full due and payable and when payment thereof shall be demanded by the said Franklin Savings Bank of Frederick then it shall be lawful for William H. Nicodemus Secretary of said Bank or his successor in office to sell the said Mortgaged property at the premises by Public Auction for Cash after giving Notice of the time place and terms of sale by advertisement in some newspaper published in Frederick County for three successive weeks prior to the day of sale and to apply the proceeds of sale first to the payment of all Expenses attending said sale including usual Chancery Commissions and necessary Counsel fees then to the payment of said Mortgage debt and all interest due thereon then to pay the Surplus if any to the said James Elliott.

Exhibit #10

Witness my hand and Seal

Test,
W. R. Johnson

(Which is thus Endorsed Viz:)

State of Maryland Frederick County, to Wit,
I hereby certify that on this Seventeenth day of August in the year Eighteen hundred and Seventy Seven before the Subscriber a Justice of the Peace of the State of and for the County aforesaid personally appeared James Elliott and did acknowledge the aforegoing Mortgage to be his act and at the same time before me also personally appeared William H. Nicodemus and made Oath in due form of law that the consideration stated in the aforegoing Mortgage is true and bona fide as therein set forth and the said William H. Nicodemus further in like manner made Oath that he is Secretary of the Franklin Savings Bank of Frederick and authorized by said Mortgagee to make such affidavit.

W. R. Johnson J. P.

State of Maryland Frederick County, S.S.
I hereby certify that the foregoing is a true Copy of the Original