no default in any agreement Covenant or Condition of this Mortgage then this Mortgage shall be Void And it is agreed that until default in the premises the said William P. Edwards shall hold possession of the property herein Mortgaged, But in the event of three of the above mentioned monthly instalments being due and unpaid or of default in any agreement Covenant or Condition of this mortgage the entire Mortgage debt intended to be secured hereby shall be deemed due and demandable and these presents are hereby declared to be in trust and Samuel R. Baer of Baltimore City is hereby authorized and empowered to sell the property herein granted or so much thereof as may be necessary and to Convey the same to the purchaser or purchasers thereof which sale shall be made upon giving at least twenty days notice of the time place manner and terms of sale in some newspaper published in Frederick County and in the event of a sale under the powers hereby granted the proceeds to apply First to the payment of all Costs incident to the sale.

Secondly to the payment of all Claims of the said Mortgagee its successors and assigns under this Mortgage whether the same shall have matured or not and as to any surplus to pay it over to the said William P. Edwards. And the said William P. Edwards for himself his heirs executors administrators and assigns doth Covenant that he will pay the entire Mortgage debt hereby secured and will make the monthly payments above mentioned That he will pay all taxes assessments public dues and Charges levied or to be levied by law upon the property hereby Mortgaged or upon the debt hereby secured That he will insure and pending the existance of this Mortgage will keep insured against loss by fire the buildings upon the ground hereby mortgaged to the Amount of at least One thousand dollars and will cause such policy of insurance to be so framed or indorsed as in case of fire to inure to the extent above named to the benefit of the said Mortgagee herein its successors and assigns.

Witness Our hands and seals

William P. Edwards (Seal)
Clara J. Edwards (Seal)

State of Maryland County of Frederick to wit:
I Hereby Certify that on this 14th day of August in the year Eighteen hundred and ninety three before me the subscriber a Justice of the peace of the State of Maryland in and for Frederick County aforesaid personally appeared William P. Edwards and Clara J. Edwards his wife and each acknowledge the foregoing deed to be their respective act And now at the same time before me personally appeared also Samuel S. Miller Jnt of the within named Mortgagee and made oath in due form of law that the Consideration set forth in the foregoing Mortgage is true and bona fide as therein set forth and the said Samuel S. Miller further made oath in due form of law that he is the agent of said Mortgagee and duly authorized to make this affidavit

Coloman V. Fleming J.P. (Seal)