No 7046 Equity.

"Exhibit A."

more or less, adjoining the property of D. A. Hartman on the East Joseph Byrs on the North Edward Springer and Jacob Hoke on the West and Samuel Welty on the South, it being the same tract or parcel of land conveyed to the said William L. McGinnis by John K. Taylor and wife, James H. Taylor, Henry C. Taylor and William C Taylor by deed dated on the 18th day of February A.D. 1882 and recorded in Liber A. F. No. 4, folio 620, one of the Land Records of Frederick County, as by reference thereto will fully appear,

Provided that if the said William L. McGinnis, his executors, administrators or assigns shall pay to the said Frederick Town Savings Institution, the promissory note aforesaid at Maturity, or shall pay any renewal thereof when such renewal note shall mature and be payable then this Mortgage shall be void,

And 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 mature and be payable the said William L. McGinnis and Alice J. McGinnis, his wife, shall possess the mortgaged premises as of their present estate therein.

And Provided, That if default shall be made in the payment of the promissory note aforesaid at maturity, or if renewed, default shall be made in the payment of any note or notes given in renewal thereof, when the same shall mature and become payable, then it shall be lawful for Joseph Cronise and J. Marshall Miller or the survivor of them as trustee or in case of their, or his death or declining to execute said trust, then for any other trustee to be appointed by order of the Circuit Court for Frederick County as a Court of Equity, in place of the said deceased or declining trustees, consent being given by the said mortgagors, upon petition to be filed by the said Mortgagee to said Court for the appointment of such trustee or for the assignee of said Frederick Town Savings Institution to sell the said property and premises, hereby mortgaged, at the Court House door in Frederick City, Md, by public auction, for cash, after having first given at least three weeks previous notice of such sale inserted in some newspaper published in Frederick County of the time, place manner and terms of sale, and such other notice as said trustee, or trustees shall think proper, and to apply the proceeds of such sale to the payment in the first place of all costs, charges and expenses attending such sale, including the usual commissions, and reasonable counsel fees for preparing bond, report of Sale and attending to the ratification thereof, and then to the payment of the promissory note aforesaid or renewal thereof, and then to the payment of the promissory note aforesaid or renewal thereof, with all interest due thereon, and the surplus if any to pay the same to the said William L. McGinnis, his heirs or assigns

And the said William L. McGinnis covenants and agrees with the said Frederick Town Savings Institution, that he will keep, during the continuance of this mortgage the buildings erected on the said mortgaged premises, insured for a sum of not less than Two thousand dollars,

"Exhibit