No. 6731 Equity.

"Exhibit A."

whether the same has become due or not by the terms of said note and in the event of default in either particular then it may, and shall be lawful for the said Franklin B. Smith or for any other person he may appoint as his Attorney, his personal representatives or assigns to sell the said Mortgaged premises at public sale at the Court House door Frederick City, Frederick County, Md. for cash. but before making any such sale the said persons or person authorized under this trust clause to make such sale shall first give at least twenty days notice of such sale inserted in one or more of the newspapers published in Frederick County, setting forth the time, places manner and terms of sale and the proceeds of such sale shall be applied as follows, first to the payment of all costs, charges and expenses of sale, including the usual chancery commissions to the person making such sale and also counsel fees, secondly to the payment in full of this mortgage debt principal and interest, whether the same has become due and payable or not by the terms of said promissory note, and lastly the surplus if any to be paid to the said Elias Grove or his assigns.

Witness the hands and seals of said Mortgagors,

Witness, - John Wilson.

Elias Grove (seal)
Frederick by his mark A. Grove (seal)

State of Maryland, Frederick County, set:-

I hereby certify that on this 26th day of April in the in the year Eighteen hundred and Ninety before me, the Subscriber, a Justice of the Peace, of the State of Maryland, in and for the County, aforesaid personally appeared, Elias Grove and Frederica A. Grove his wife and did each acknowledge the aforegoing mortgage to be their respective act and deed and before me at the same time also personally appeared Franklin B. Smith the Mortgagee above named and made oath in due form of law that the consideration as stated in the aforegoing Mortgage is true and bona fide as therein set forth.

Acknowledgment

John Wilson J. P.

For value received I hereby assign the above and aforegoing mortgage, to J. Marion Faubel.

Witness my hand and seal this 20th day of February A.D. 1897.

Franklin B. Smith (seal)

State of Maryland, Frederick County, to wit: -

I hereby certify that on this 20th day of February A.D. 1897. before me the Subscriber a Justice of the Peace of the State of Maryland in and for Frederick County, aforesaid personally appeared J. Marion Faubel and made oath on the Holy Evangelists of Almighty God that he has not required the Mortgagors his agent or Attorney or any person for them to pay the tax levied upon the interest covenanted to be paid in advance nor will he require the same to be paid by the said Mortgagors or any person for him during the existence of this mortgage

Order Nisi

Roscoe C. White, J. P.

Recorded February 20th 1897.

Test:- John L. Jordan, Clerk.

State of Maryland, Frederick County, to-wit:-

I hereby certify that the foregoing is a true copy of the Original Mortgage as the same is recorded in Liber J. L. J. No. 12 folio 26 &c, one of the Land Records of Frederick County, Intestimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Frederick County, this 20th day of March A.D. 1897.

Test:- John L. Jordan.
Clerk.

PLACE OF SEAL