

No. 7151 Equity.

Mortgage Exhibit

and empowered to sell the hereby mortgaged property at public Auction, at the Court House door in Frederick City, Frederick County, Maryland, for cash, after having given at least three weeks public notice of the time, place, manner and terms of sale, by advertisement in one or more of the Newspapers published in Frederick County, once week for three successive weeks prior to the day of sale, and to apply the proceeds of such sale to the payment in the first place of all costs and expenses attending the sale, including such Commissions to the Justice making the sale as are usually allowed to Justices for making sale of real estate under decrees in Courts of equity, and also a reasonable Counsel fee for preparing bond and Report of Sale and attending to the ratification thereof, and then to the payment of the entire mortgage debt, whether due or not, together with all interest thereon, up to the time of payment and to pay the surplus if any over to the said Elizabeth A. M. Summers, her heirs or assigns, and the said Elizabeth A. M. Summers and Otto J. Summers for themselves, their heirs, executors and Administrators covenants with the said Mary Seaman, her Executors, Administrators or assigns that they will during the continuance of this mortgage keep the mortgaged premises insured for the sum of at least two hundred and fifty dollars paying the premiums thereon from time to time as they fall due and payable and that they will assign the policy of insurance the said Mary Seaman for her benefit in case of loss by fire, and they further covenant that should they fail in this particular and the said Mary Seaman pay the premiums for the insurance, the amount of the premiums so paid, with interest thereon shall be a lien on the mortgaged property as though included in the first instance in the mortgage itself.

Witness our hands and seals

Dea. H. O. Ridenour

Elizabeth A. M. Summers, *(Seal)*
 Otto J. Summers *(Seal)*

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

I hereby certify, that on this 22nd day of April in the year Eighteen Hundred and Ninety Seven, before the subscriber, a Justice of the Peace, of the State of Maryland, and for Frederick County, personal appeared Elizabeth A. M. Summers and Otto J. Summers her husband and did each acknowledge the above and foregoing to be their respective act and deed. And at the same time also appeared Louis Nisdorff agent of Mary Seaman the Mortgage named in in the foregoing mortgage and made oath in due form of law, that the consideration stated in said mortgage is true and bona fide as therein set forth, and also made oath, on the Holy Evangel of Almighty God for himself and as Agent as aforesaid, that neither the said Mary Seaman, nor he as Agent for the said Mary Seaman has required the Mortgagors, their agent or Attorney nor any person for the said Mortgagors to pay the tax levied upon the interest covenanted to be paid in advance, nor will he individually, or as agent as aforesaid, nor the said Mary Seaman require the same to be paid by the Mortgagors or any person for them during the existence of the mortgage, and the said Louis M. Nisdorff further made oath that he is the Agent of the said Mary Seaman and duly authorized to make this affidavit

Henry O. Ridenour,

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