No. 7128 Equity.

"Exhibit No. 6."

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of which is hereby acknowledged we the said Frederick Town Savings Institution all the following described pieces and parcels of land together with the buildings and improvements thereon and the rights and ways thereunto belonging situated lying and being in Frederick County, State of Maryland, described as follows all those lots of ground with the improvements thereon situated on the west side of North Market Street in Frederick City, in Frederick County, Maryland being the same lots of ground conveyed to Eliza M. Nicolas by Franklin McK. Lease by deed dated December 16, 1869 and recorded in Liber C. M. No. 4 folio 690, one of the Land Records of said County by B. Franklin Cronise and Jacob M. Miller Trustees by deed dated June 7th 1870, and recorded in Liber C. M. No. 5, folio 307, one of the Land Records of Frederick County, Maryland, and being the same real estate as described in the deed from Eliza M. Nicholas to William H. Baltzell dated May 15th in the year 1893, and recorded in Liber J. L. J. No. 5, folio 76, one of the land records of Frederick County, Maryland, provided that if the said William H. Baltzell and Josephine V. Baltzell his wife or their heirs or executors, administrators or assigns shall pay to the said Frederick Town Savings Institution or order the promissory note aforesaid at maturity, or shall pay any renewal thereof when such renewal note shall mature and by 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 H. Baltzell and Josephine V. Baltzell 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 renewal 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 Melville E. Dell or 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 hereby 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 with all interest due thereon and the surplus if any to pay the same to the said William H. Baltzell or to his heirs or assigns and the said William H. Baltzell and Josephine V. Baltzell his wife covenant and agree with the said Frederick Town Savings Institution that they will keep during the continuance