

"Mortgage Exhibit"

No 7476 Equity.

Order No.

Provided, that until default shall be made in the payment of the principal debt as interest according to the tenor of said promissory note, the said Isaac E. Nachter may occupy and possess the said mortgaged premises as his premises as his present estate therein.

But if default shall be made in the payment of the mortgage debt at maturity as of any installment of interest when due and payable according to the tenor of said promissory note then it is hereby agreed that the whole mortgage debt shall become due and payable whether the same has matured or not by the tenor of said promissory note and at the event of default the said Lou E. Buckley, her Executors, Administrators or assigns are hereby authorized to sell the said mortgaged premises at public sale on the said mortgaged premises for cash but before making sale the said Lou E. Buckley shall first give at least twenty days notice of such sale by advertisement in one or more of the papers published in Frederick County, setting forth the time, place, 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 commissions and counsel fees,

secondly to the payment of the mortgage debt and all interest that may be due thereon whether the same has matured or not by the tenor of said promissory note and lastly the surplus if any to be paid to the said Isaac E. Nachter. And the said Isaac E. Nachter further covenants with the said Lou E. Buckley that during the continuance of this mortgage he will pay all taxes assessments public dues and charges levied or to be levied by law on the mortgage debt created or secured by this mortgage as well as upon the property hereby mortgaged.

Witness our hands and seals

Dist: -
Jan H. Besant,

Isaac E. Nachter (Seal)
Hannah M. Nachter (Seal)

State of Maryland
Frederick County, to wit:-

I hereby certify that on this 11th day of April in the year Eighteen Hundred and Eighty Eight, before me the subscriber a Justice of the Peace of the State of Maryland in and for Frederick County, personally appeared Isaac E. Nachter and Hannah M. Nachter his wife and did each acknowledge the above and foregoing mortgage to be their separate act.

James H. Besant J.P.

State of Maryland
Frederick County, to wit:-

I hereby certify that on this 11th day of April A.D. 1898 before me the subscriber a Justice of the Peace of the State of Maryland, in and for Frederick County, personally appeared Lou E. Buckley and made oath on the Holy Evangelists of Almighty God that the consideration named in the within and foregoing mortgage is true and bona fide as therein set forth.

James H. Besant J.P.

Ratification Sec.