

No 468. Equity

and these presents are hereby declared to be in trust and Samuel R. Bond of Baltimore City is hereby authorized and empowered to sell the property herein granted or so much thereof as may be necessary and to convey the same to the purchaser thereof, which shall be made upon giving at least twenty days notice of the time place manner and terms of sale in some newspaper published in Frederick County and in the event of a sale under the power hereby granted the proceeds to apply first to the payment of all expenses incident to the sale including reasonable ad valorem fees and such commissions to the person making said sale as are usually allowed Trustees for making sales of Real Estate in Equity. Secondly, to the payment of all claims of the said Mortgagee its Successors and assigns under this mortgage within the same shall have matured or not, and as to any surplus to pay it over to the said Edward D. Fund, and the said Edward D. Fund for himself his heirs executors administrators and assigns doth consent that he will pay the entire Mortgage with hereby secured and will make the monthly payments above mentioned that he will pay all taxes fees dues and charges levied or to be levied by law upon the property hereby mortgaged or upon the debt hereby secured that he will insure and pending the maturity of this mortgage will keep insured against fire, by fire the building upon the ground hereby mortgaged to the amount of at least Six hundred dollars and will cause such policy of insurance to be so framed as in case of fire to insure to the extent above named to be so framed as in case of fire to insure to the extent above named to the extent above named to the benefit of the said Mortgagee herein its Successors and assigns that he will pay the premiums of Insurance as they become due and payable and that in the event of the default of the payment of the same by the said Mortgagee his heirs or assigns and the same are paid by the said Mortgagee the amounts so paid shall be added to the said mortgage debt as though included in the first instance in the mortgage. And it is agreed between the parties hereto that the second party hereto may and shall deduct from the payments made to it, under this mortgage, an amount of money sufficient to pay the contributions sufficient to become such an amount of insurance upon the life of the said Edward D. Fund under the Natural Death feature of the relief Department of the Baltimore and Ohio R.R. Company as will equal the amount due from the said Edward D. Fund to the said second party etc.