

No. 7713 Equity

from David R. Royer and Eugenia S. Royer his wife, to Levi E. Gentry dated October 6th in the year 1900, and recorded among the Land Records of Frederick County, State of Maryland, on the date . . . October 6th 1900, before the recording of this mortgage, and being the same Real Estate described as located on the East Side of Thurmont, and on the South Side of the Western Maryland Railroad in said Mechanicville District, containing one acre and thirty six square perches of land, more or less, and being the same lot or parcel of land which was conveyed unto the said David R. Royer by deed from William L. Martin and wife, et al., dated January 29th, in the year 1896, and recorded in Liber J. L. J. 1014, folios 250 etc. one of the Land Records of Frederick County Maryland, except a portion thereof containing about one and one half acre conveyed by the said David R. Royer and wife, to James H. Furr, together with the Mill building, Machinery and fixtures thereon, and all the improvements on the land and premises hereby conveyed, and all the right and ways thereto belonging or appertaining:— Provided, that if the said Levi E. Gentry or his wife, or their heirs, personal representatives or assigns, shall pay unto the said Margaret M. Bonner, or to her personal representatives or assigns the said single bill and an interest that may accrue thereon that the mortgage shall be void. But if default shall be made in the payment of said single bill, or in any one installment of interest due thereon, then it may and shall be lawful for the said Margaret M. Bonner or for Jacob Rhoads, as her agent or for her personal representatives or assigns, to sell the Real Estate hereby Mortgaged at public sale at the Court House Door, in Frederick City, in Frederick County, Maryland or on the premises, at the option of the person authorized to sell, but before making said sale the person authorized to sell shall give at least three weeks public notice of sale by advertisement inserted in one or more of the newspapers published in Frederick County, Maryland, setting forth the time, place, manner and terms of sale and the proceeds of said sale shall be applied as follows first to the payment of all costs and expenses attending said sale, including the usual Chancery Commission to the person making said sale, and also Counsel fees same to the payment of said single bill, principal and interest in full, and last to pay the surplus if any, unto the said Levi E. Gentry, and unto his heirs and assigns as they may be entitled and said Mortgagee, covenant with said Mortgagee that they will pay all taxes hereafter levied on said real Estate and further covenant that they will cause the buildings and Machinery and fixtures on said Real Estate to be against loss or damage by fire in a reliable fire insur-