No. 8186, Equity.

be made monthly installments of at least Eight dollars and fifty Cents including interest beginning for the first installment on the first day of September A. D. 1903: and shall make no default in any agreement Covenant or Condition of this Mortgage, then this mortgage shall be void.

And it is agreed, that until default in the premises, the Said Charles E. Shelton shall hold possession of the property herein Mortgaged, But in the event of three of the above mentioned monthly installments being due and unpaid, or if default in any agreement Covenant or Condition of this Mortgage, the entire Mortgage debt intended to be Secured hereby shall be deemed due and demandable and these presents are hereby declared to be in trust and Samuel A Barr of Baltimore City is hereby authorized and empowered to Sell the property herein granted, or so much thereof as may necessary, and to convey the Same to purchaser or purchasers thereof, which Sale shall be made upon giving at least twenty days — 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 Counsel fees, and such Commissions to the person making Said Sale as are usually allowed Trustee 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, whether the Same shall have matured or not; and as to any Surplus, to pay it over to the Said Charles E. Shelton

And the Said Charles F. Shelton for himself, his heirs, executors, administrators and assigns, doth Covenant that he will pay the entire Mortgage debt hereby secured, and will make the monthly payments, above mentioned, that he will pay all taxes, assessments, public 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 existence of this Mortgage will keep insured against loss by fire, the buildings upon the ground hereby mortgaged, to the amount of At least Five hundred and Sixty Seven dollars