

No. 8163. Equity

improvements on the said ground fully insured from loss by fire, pay the premiums of insurance and assign the policy of insurance to the said Franklin Savings Bank, of Frederick, and to pay all taxes on the real estate hereby conveyed, and they further covenant that should they, ^{paying} the said taxes and the premiums for the said insurance, and the said Franklin Savings Bank, of Frederick, should pay the same, then the amount of the taxes so paid, and the amount of the premiums so paid with the interest thereon shall be a lien on the mortgaged property, as though included in the first instance in the mortgage itself.

Provided that if default shall be made by the said William W. Walker and Hannah E. Walker, his wife, in the payment of the said promissory note at maturity, or of any renewal thereof at maturity, or if default shall be made in the performance of any of the covenants in this mortgage, then it shall be lawful for the said William W. Nicodemus, Secretary of the said Franklin Savings Bank, of Frederick, or the Assignee of this mortgage, to enter and possess and sell the said mortgaged premises at the Court House door in ~~Frederick~~ ^{Frederick} County, Maryland, at public Auction for cash or one half cash and the residue in six months from the day of sale at the option of William W. Nicodemus, Secretary of the said Savings Bank, or the Assignee of this mortgage, after giving at least three weeks public notice of the time, place, manner and terms of sale in some newspaper published in Frederick County at least once a week for three successive weeks prior to the day of sale, and to apply the proceeds of the sale thereof to the payment of all expenses attending said sale, including Court Costs, the usual Chancery Commission, all Counsel fees of the mortgage, and then to the payment of the said promissory note with the interest thereon, that is due and unpaid, or to the payment of the last renewal note of the said renewal note that is due and unpaid, and to pay the amount of taxes and the amount of the premiums of insurance paid by the said Savings Bank with interest thereon from the time the said taxes and said premiums were paid, and to pay the Surplus to the said Hannah E. Walker