

No. 6049 Equity

in Frederick County, State of Maryland, fronting on the North side of said street thirty three feet, and extending back for a depth of 139 feet more or less. It being the same lot or parcel of land conveyed by George A. Torrey and Mary Jane Torrey, his wife, to the said George Washington Thomas, by deed of your date, herewith and intended to be recorded simultaneously with these presents in the Clerk's Office of Frederick County, as by reference thereto will more fully appear. Provided, that if I, the said George Washington Thomas, my Executors, or Assigns, shall pay to the said Mary A. Payne, her Executors, Administrators or assigns the said Single Bill, and the interest that may due therein according to the tenor and effect of said Single Bill then this Mortgage shall be null and void. Provided that until default shall be made in the payment of the principal debt or interest, according to the tenor of said Single Bill, the said George Washington Thomas, may occupy and possess the said mortgaged premises as of his own estate therein. But if default shall be made in the payment of the mortgage debt at Maturity or any installment of interest when due and payable according to the tenor of said Single Bill, then it is that the whole Mortgage debt shall become due and payable, whether the same has matured or not by the terms of said Single Bill; and in the event of default the said Mary A. Payne is hereby authorized to sell the said mortgaged premises at public sale, at the City Hotel in Frederick City, Frederick County, Md. for Cash, but before making Sale, the said Mary A. Payne, shall first give at least three weeks notice of such sale, by advertisement in one more of the newspaper 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 Costs and interest, that may be due thereon, whether the same has matured or not, by the terms of said Single Bill; and lastly; the Surplus if any to be paid to the said George Washington Thomas. The said George Washington Thomas covenants to pay taxes upon debt hereby created as well as upon the property hereby mortgaged. And further covenants