

No. 7478 Equity.

and Ellen Duitman, his wife, shall occupy and possess the said mortgaged premises as of their present estate therein.

But if default shall be made in the payment of the said promissory note at the maturity thereof, or if default shall be made in the payment of any one installment of interest thereon when the same shall become due and payable by the terms and conditions thereof, or if default shall be made in any of the covenants hereinafter contained, then it is hereby agreed that the whole mortgage debt shall become due and payable within the same shall have matured by the terms thereof or not and it shall then be lawful for the said Ezra Knoch, his executors, administrators or assigns to see the said mortgaged premises at the front house door in Frederick City, Maryland or at some other suitable place in Frederick County, as he or they may elect at Public Auction for Cash: First giving notice by advertisements inserted in some newspaper published in Frederick County, setting forth the time place manner and terms of sale once a week for three successive weeks prior to the day of sale and the proceeds of sale shall be applied as follows: First to the payment of all costs, charges and expenses of sale including reasonable Counsel fees and such commissions to the person making such sale as are usually allowed. Secondly, to the payment in full of the said promissory note and all the interest due thereon up to the time of payment, within the same shall have matured by the terms thereof or not, and lastly the surplus if any shall be paid to the said Jacob de Duitman and wife, or assigns.

And the said Jacob de Duitman and Ellen Duitman his wife, do hereby covenant that they will cause the buildings on said property to be insured from loss by fire, in some safe and reliable insurance Company in a sum of not less than One Thousand Dollars, that during the continuance of this mortgage they will keep the same insured, pay the premiums thereon and will assign the Policy of Insurance over to the said Ezra Knoch or come the same to be subred to his use or the use of his assigns as a further and additional security for the payment of said mortgage debt.

And the said Jacob de Duitman and Ellen Duitman his wife, do hereby further covenant that they will