

110 8484 Equity.

Whereof, it shall be lawful for the said mortgagors, their heirs and assigns, to occupy and possess the said mortgaged premises as of their present estate therein.

And the said mortgagors, for the considerations aforesaid, hereby covenant with the said mortgagees, their personal representatives and assigns, that they will pay the said promissory note at maturity and all renewals of the same or of any part thereof, when due and payable, according to the terms thereof, and the said mortgagors, for the considerations aforesaid, hereby further covenant with the said mortgagees

their personal representatives and assigns, that they will insure, and pending the existence of this mortgage, will keep insured, the buildings on the hereby mortgaged premises against loss and damage by fire in some reliable fire insurance Company in a sum not less than one thousand dollars, and that they will have the policy of insurance so framed or endorsed that it inure to the benefit of the said mortgagees, or their assigns, to the extent of their interest therein, in case of loss or damage by fire.

And provided that if default shall be made in the payment of the said promissory note at maturity, or of any renewal of the same or of any part thereof, when due and payable, or of any interest which may be due thereon, then it shall be lawful for the said George S. Gaver and sons their personal representatives and assigns, to sell the hereby mortgaged premises by public auction for cash at the Court House door in Frederick, City, Frederick County, Maryland after having given at least three weeks public notice of the time, place, manner and terms of sale by an advertisement inserted in some newspaper published in Frederick County, once a week in each of three successive weeks prior to sale, and by such other notice as shall be deemed necessary by the party making said sale, and the proceeds of sale shall be applied as follows: First, to the payment of the costs and expenses attending the making of said sale, the usual chancery commissions, a reasonable counsel fee, and all taxes, public dues and charges on the said premises; second, to the payment of the mortgage debt in full, including the principal and interest thereon up to the time of payment and lastly, the surplus, if any, shall be paid over to the said mortgagors, their heirs or assigns.

Witness the hands and seals of the said mortgagors,

Joseph M. Gaver. (Seal)

Test: C.H. Eckstein,

Grace E. Gaver. (Seal)

State of Maryland, Frederick County, Territ:-

I hereby certify that on this 30th day of Sept, in the Year nineteen hundred and nine before me the Subscriber, a Justice of the Peace of the State in and for the County aforesaid personally appeared the said Joseph M. Gaver and Grace E. Gaver