

No. 8484 Equity

of which is hereby acknowledged, the said Joseph W. Caver, and Grace E. Caver his wife do hereby grant and convey in fee simple unto the said George S. Cramer, Frederick W. Cramer and William S. Cramer, partners trading as George S. Cramer and Sons, all that lot or parcel of land known as Lot No. 18 on the Plat of Mantz' addition to Frederick, in Frederick County, Maryland, recorded in Liber J. S. J. No. 7, folio 354, one of the Land Records of said County, together with the buildings and improvements thereon, said lot fronting on the West Side of Centre Street in said City, and the said two brick houses erected thereon being Nos. 229 and 231, and being the same lot of land which was conveyed to the said Joseph W. Caver by John C. Matter and Jacob Rohrbach, Trustees, by deed dated November 6th 1896, and recorded in Liber T. H. H. No. 1, folio 180, one of the Land Records of said County, as by reference thereto will appear.

Provided that if the said mortgagors their heirs or assigns shall pay the said note at maturity or any renewal of the same or of any part thereof, when due and payable, together with the interest due thereon, then this mortgage shall be void. And provided that until default shall be made in the payment of the said note at maturity, or of any renewal of the same or of any part thereof it shall be lawful for the said mortgagors their heirs or 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 mortgages 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 insurance company in a sum not less than one thousand dollars, and that they will have the policy of insurance so framed or enclosed that it will insure to the benefit of the said mortgages, or their assigns to the extent of their interest herein 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. Cramer and Sons, their personal representatives or 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 said sale, by an advertisement inserted in some newspaper