

175.8702 Equity.

place of beginning. Containing Ten and Two-fifths (10 $\frac{2}{5}$ ) Square perches of land and being the same Land conveyed to the Said E. Park Willard by George W. Kachler and Reno S. Harp, assignees, by deed on the 8th day of August 1903, and recorded in Liber V. H. H. No. 17 folio 524 one of the said Records of Frederick County, and by the Said E. Park Willard do further hereby grant, convey, assign, transfer and set over unto said Savings Bank of Frederick all Machinery, implements tools and equipments now in the building or buildings on said property, or on said property used and enjoyed as part of or in connection with the Sawdust or Sawdust Business now conducted and carried on, on said property.

Provided, that if the Said E. Park Willard his executors, administrators or assigns, shall pay to the Said Savings Bank of Frederick the promissory note aforesaid at maturity, or shall pay any renewal thereof when such renewal note shall mature and be payable, then this Mortgage shall be void.

And provided, that until default be made in the payment of the promissory note aforesaid at maturity, or of any renewal thereof when such renewal note shall mature and be payable, the Said E. Park Willard shall possess the mortgaged premises as of his present estate therein.

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And provided that if default shall be made in the payment of the promissory note aforesaid at maturity, with interest thereon or if renewed, default shall be made in the payment of any note or notes given in renewal thereof, and interest thereon when the same shall mature and become payable, then it shall be lawful for William Schwaner and John S. Newman or the survivors of them as Trustees, or in case of their death or declining to execute said Trust, then for any other trustee to be appointed by order of the Circuit Court for Frederick County, as a Court of Equity, in place of the said deceased or declining trustees, a consent being hereby given by the said Mortgagee to said Court for the appointment of such trustee, to sell the said property and premises hereby mortgaged, at some suitable place in Frederick, to be designated by the Mortgagee by public auction for cash, after having first given at least three weeks previous notice of such sale inserted in some newspaper published in Frederick County, of the time, place, manner and terms of sale, and such other notice as said trustee or trustees shall think proper, and to apply the proceeds of such sale to the payment