South margin of a twelve (12) foot alley, thence leaving the lines of said deed to Ernest Day and wife and running in an easterly direction along the South side of said twelve (129 foot alley, one hundred and seventy 91~~7~~0) feet, more or less, to Linden Avenue, thence in a Southwesterly directio along along the west side of Linden Avenue to the North Margin of Fifth street, thence westerly along the North margin of Fifth street, fifty-one and three-tenths (51.3) feet to the place of beginning; being the whole of lot No. two hundred and sixty-three (263) and a portion of lots Nos. two hundred and sixty-tow and two hundred and sixty-three, and a portion of lots numbers two hundred and sixty-two (262) and two hundred and sixty-one(261) East of Mapel avenue in C. M. Wenner's second addition to Brunswick. it being a portion of the real estate conveyed to said William A. wood and Margaret A. Wood his wife, by Peter L. Hargett by deed dated on the first day of April 1902 and recorded in liber D. H. H. no. 13 folio 656 one of the land records of Frederick County. being the same property conveyed unto the said john Day and Bertha M. Day, his wife, by deed dated and recorded prior hereto among the land records of Frederick County aforesaid, from William A. Wood and Margaret E. Wood, his wife.

Together with the improvements thereon and the rights and ppurtenances thereto belonging or in any wide appertaining. Provided that if the said John Day and Bertha M. Day his wife, their heirs, per sonal representatives or assigns, shall pay on or before the first day of February in the year nineteen hundred and nineteen to The Real Estate and Improvement Company of Baltimore City the said sum of Fifteen Hundred Dollars, with interest thereon, payable monthly, at the rate of six per cent per annumfrom the first day of February A. D. 1911 said payments to be made in monthly installments of at least twenty-two dollars and fifty cents, including interest, beginning for the first installment on the first day of March A. D. 1911, and shall make no default in any agreemant covenant or condition of this mortgage, then this mortgage shall be void.

And it is agreed that until defaukt in the premises, the said John Day and bertha M. Day his wife shall hold possession of theproperty herein mortgaged. But in the event of three of the above mentioned monthly installments being due and unpaid, or of default in any agreement, covenant or condition of this mortgage, the entire mortgage debt intended to be secured hereby shall be deemed due and demandable, and these presents are hereby declared to be in trust, and Samuel R. Barr of Baltimore City is hereby authorized and empowered to sell the property herein granted, or so much thereof as may be necessary, and to convey the same to the purchaser or purchasers thereof, which sale shall be made upon giving at least twenty days notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, and in the event of a sale under the powers hereby granted, the proceeds to apply; first to the payment of all expenses incident to the sale, including reasonable counsel fees, and such commissions to the person making said sale as are usually allowed trustees for making sales of real estate in equity; secondly to the payment of all claims of said mortgage, its successors and assigns under this mortgage, whether the same shall have matured or not; and as to any surplus to pay it over to the said John Day and Bertha M. Day his wife.

And the said John Day and Bertha M. Day his wife, for themselves, their heirs, executors, administrators and assigns do covenant that they will pay the entire mortgage debt hereby secured, and will make the monthly payments above mentioned; that they will pay all ~~taxes, assessments~~, public dues and charges levied or to be levied, by law upon the property hereby mortgaged or upon the debt here by secured; that they will insure and pending the existence of this mortgage keep insured against loss by fire, the buildings upon the ground hereby mortgaged to the amount of at least Fifteen hundred dollars, and will cause such policy of insurance to be so framed or endorsed as, in case of fire, to inure to the extent above named, to the benefit of the said mortgagee herein, its successors and assigns; that they will pay the premiums of insurance as they become due and payable, and that in the event of the default of the payment of the same by the said mortgagors their heirs or assigns, and the same are paid by the said mortgagee, the amount so paid shall be added to the said mortgage debt, as though included in the first instance in this mortgage.