

mortgage, then the entire mortgage debt shall be deemed due and demandable; and it shall be lawful for the said John D. Gaither, his personal representatives and assigns or their Attorney or Agent, at any time after such default to sell the property here by mortgaged, or so much thereof as may be necessary, to satisfy and pay said debt, interest and all costs incurred in making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs or assigns; and which sale shall be made in the manner following, viz: upon giving twenty days notice of the time, place manner and terms of sale, in some newspaper in Frederick County, and such other notice as by the said Mortgagees their personal representatives or assigns, may be deemed expedient; and in the event of a sale of said property, under the power hereby granted, the proceeds, arising from such sale, to apply; first to the payment of all expenses incident to such sale, including a fee of \_\_\_\_\_ dollars and a commission to the party making such sale of said property equal to the commission allowed trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland; secondly, to the payment of all claims of the said Mortgagees, or their personal representatives and assigns under this Mortgage, whether the same shall have matured or not; and the surplus (if any there be) shall be paid to the said Mortgagors, or their personal representatives or assigns, or to whoever may be entitled to the same.

AND the said John T. Black and Sarah A. Black, his wife, for their personal representatives and assigns, do further covenant to insure, and pending the existence of this Mortgage, to keep insured, the improvements on the hereby mortgaged land to the amount of at least one hundred dollars, and to cause the policy to be effected thereon; so framed or indorsed, as in case of fire, to inure to the benefit of the said Mortgagee or his personal representatives and assigns, to the extent of the loss or claim hereunder. Witnee the hands and seals of the said Mortgagors.

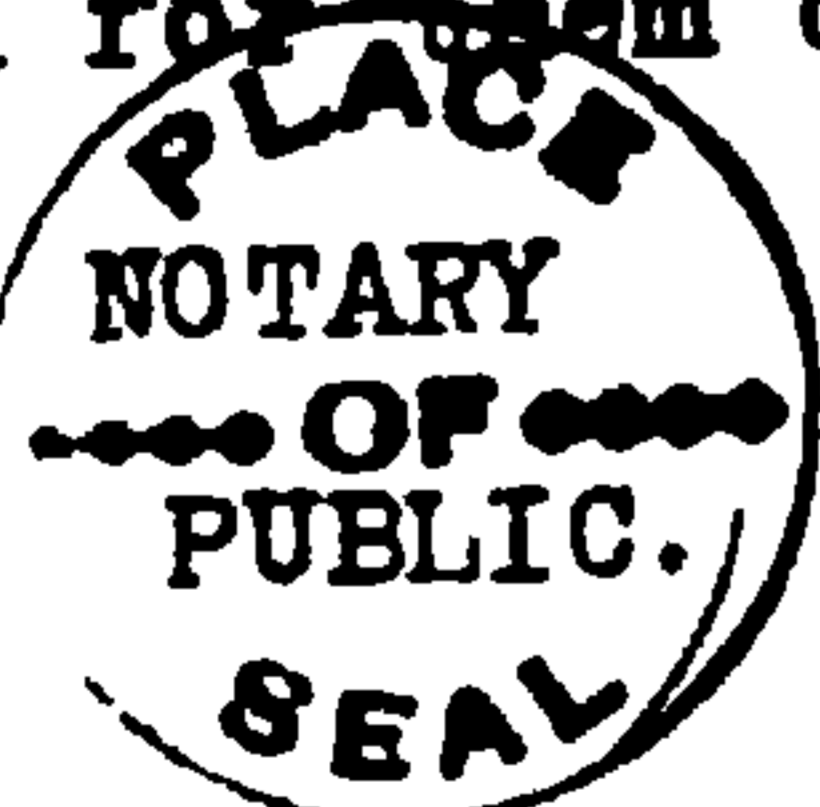
TEST: C.A. Lindsey

John T. <sup>his</sup> X Black (SEAL  
mark  
her  
Sarah A. X Black (SEAL  
mark

STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:-

I HEREBY CERTIFY, that on this 11th day of April in the year nineteen hundred and two before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared John T. Black and Sarah A. Black, the Mortgagors, named in the foregoing Mortgage and each acknowledged the foregoing Mortgage to be their act. At the same time also appeared John D. Gaither, and made oath in due form of law, that he has not required the Mortgagors or their agent or attorney, or any person for the said Mortgagors, to pay the tax levied upon the interest covenanted to be paid, in advance, nor will he require the same to be paid by the said Mortgagors, or any person for them during the existence of this Mortgage.

Charles A. Lindsey  
Notary Public.



Filed April 6'1912.

"EXHIBIT NO 2."

\$133--

Unionville Md. April 11th, 1902.

Twelve months after date, we jointly and severally promise to pay to John D. Gaither, or order, One hundred and thirty three dollars, for value received, with interest at the rate of six per centum per annum. This note is secured by Mortgage of even date

TEST: Charles A. Lindsey.

John T. <sup>his</sup> X Black  
mark  
her  
Sarah A. X Black  
mark

Filed April 6'1912.

MORTGAGEE'S SALE.

By virtue of a power of sale contained in a mortgage from John T. Black and Sarah A. Black, his wife, dated April 11th, A.D. 1902, and recorded in Liber D.H. No. 16, Folio 3, one of the land records for Frederick County, the undersigned mortgagee named in