

Mortgage debt aforesaid, or in the interest thereon, in whole or in part, when the same shall be due or in any agreement covenant or condition herein contained, then and in either of said events the entire mortgage debt and the interest thereon shall be due and demandable, and it shall be lawful for the said Hiram J. Grove his assigns or Geo. A. Pearre his or their Attorney, who is hereby authorized empowered and directed so to do, to seal the property hereby mortgaged, or so much thereof as may be necessary, at public auction to the highest bidder for cash on the premises And upon the ratification of such sale by the proper court and the payment of the whole of the purchase money (and not before) to grant and convey the same to the purchaser or assigns free clear and discharged of and from all claims of the parties to these presents, which sale shall be made in the manner following: by given at least twenty days notice of the time, place, manner and terms of sale, by advertisement in some newspaper published in Frederick County and such other notices as the party making sale may deem right and proper, and the proceeds arising therefrom to be applied first to the payment of all expenses incident to such sale including a commission of six per centum on the gross amount of such sale to the parties making the same, Secondly, to the payment of all monies due or owing hereunder whether the same shall then matured or not, together with all interest thereon which may have accrued, The balance remaining to be paid to the said Mortgagors their heirs or assigns, And the said Harriet L. Nichols and Charles E. Nichols further covenant to insure and pending the existence of this Mortgage, to keep insured the improvements on the hereby Mortgaged premises to the amount of at least One Thousand 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, Hiram J. Grove, his personal representatives and assigns, to the extent of the lien or claim hereunder.

Witness the hands and seals of the said Mortgagors .

Harriet L. Nichols (Seal)  
Chas E. Nichols (Seal)

Test: John Francis Smith.

State of Maryland, Frederick County to-wit:-

I hereby certify, that on this 22 day of May in the year Nineteen hundred and two before me a Justice of the Peace of the State of Maryland in and for the County aforesaid, personally appeared Harriet L. Nichols and Charles E. Nichols the Mortgagors named in the foregoing Mortgage and acknowledged the foregoing mortgage to be their act, At the same time also appeared Hiram J. Grove the above named Mortgagee and made oath in due form of law, that the consideration set forth in said Mortgage is true and bonifide as therein set forth, And also made oath in due form of law, that he the said Hiram J. Grove has not required the Mortgagors 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.

John Francis Smith J.P.

STATE OF MARYLAND, FREDERICK COUNTY, SCT:

I HEREBY CERTIFY, That John Francis Smith Esquire, before whom the annexed Acknowledgements were made and who has thereto subscribed his name, was at the time of so doing, a Justice of the Peace of the State of Maryland, in and for Frederick County, duly appointed, commissioned and sworn, and authorized by law to take acknowledgements, and administer oaths, and to exercise the jurisdiction conferred by law of such justice, and that the signature attached thereto, purporting to be his, I believe to be genuine.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Frederick County, this 22 day of May A.D. 1902.



Douglass H. Hargett  
Clerk of the Circuit Court for Frederick County.

For value received, and by virtue of the will of Hiram J. Grove, and by virtue of an order of the Orphans Court for Frederick County Maryland. I hereby assign the within and foregoing Mortgage to Annie M.E. Grove, Witness my hand and seal this 8th day of July 1912.

Annie M.E. Grove (Seal)  
Executrix of Hiram J. Grove.

Test. Geo. A. Pearre Jr.