

the said grantors in this mortgage or their lessee may occupy and possess the mortgaged premises as of their present estate therein.

But if default shall be made in the payment of said single-bill when the same shall become due and payable, or if default shall be made in the payment of any installment of interest that may accrue thereon when the same shall become due and payable by the terms of said single-bill then it is hereby agreed that the whole of said mortgage debt shall become due and payable whether the same has become due and payable or not by the terms of said single-bill, and in the event of default in either particular, then it may and shall be lawful for the said Jacob H. Diehl or for his personal representatives or assigns to sell the said Mortgaged premises at Public sale on the premises for cash; but before making such sale, the said person or persons authorized under this trust clause to make such sale shall first give at least twenty days notice of such sale in one or more of the newspapers published in Frederick County, Maryland setting forth the time, place, manner and terms of sale and the proceeds of said sale shall be applied as follows: to the payment of all costs, charges and expenses of sale including the usual Chancery Commissions and also Counsel fees to the party making such sale, second, to the payment in full of the Mortgage debt, principle and interest, whether the same has become due and payable or not by the terms of said single-bill; and lastly, the surplus, if any to be paid to the said Michael H. Lippy his heirs personal representatives or assigns.

And the said Michael H. Lippy and Ellen Lippy his wife, hereby covenants with the said Jacob H. Diehl that they will cause the buildings and improvements on the property hereby conveyed during the continuance of this Mortgage to be insured in some safe and reliable Insurance Company for the sum of not less than Two-Thousand dollars (\$2000.00) and that during the continuance of this Mortgage, they will keep the same insured by paying all premiums or assessments that may be levied thereon as and as a additional security they will transfer the policy of said Insurance Company to the said Jacob H. Diehl. And the said Michael H. Lippy and Ellen Lippy his wife further covenant with the said Jacob H. Diehl that they will pay or cause to be paid all taxes, assessments or public dues, whether State or County, levied or hereinafter to be levied by law, not only upon the property hereby mortgaged but also upon the mortgage debt created or secured by this mortgage.

Witness the hands and seals of said Mortgagors.

Michael H. Lippy (Seal)

Ellen Lippy (Seal)

Witness. Edward Hewes.

State of Maryland, Frederick County, Set:

I hereby certify that on this first day of April, A. D. 1896, before me, the subscriber a Justice of the Peace of the State of Maryland in and for Frederick County, personally appeared Michael H. Lippy and Ellen Lippy his wife, the above named Mortgagors, and did each acknowledge the foregoing Mortgage to be their respective act and deed; and before me at the same time personally appeared Jacob H. Diehl, the above named Mortgagee, and made affirmation in due form of law that the consideration as stated in the foregoing Mortgage is true and boni fide as therein set forth.

And also made affirmation in due form of law that he 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 Mortgagors or any person for them during the existence of this Mortgage.

Edward Hewes. J.P.