

be realty or personally or be taken by way of devise or bequest and in the form of distribution thereof in the Orphans' Court of Frederick County, after a sale made under a power of sale contained in said last Will and Testament.

Provided that if the said parties grantors, or any of them, their or any of their heirs, executors, administrators, or assigns shall pay to the said Sarah Ann Bixler, her personal representatives or assigns, the aforesaid promissory note, with the interest thereon, according to the exact tenor thereof and shall perform all the covenants herein on their part to be performed, then this mortgage and assignment shall be void and of no effect.

And it is agreed that until default be made in the premises the said parties grantors may hold and possess the aforesaid property, upon paying in the meantime, all taxes on said property; which taxes, mortgage debt and interest thereon the said parties grantor hereby covenant to pay when legally demandable. But in case of default being made in the payment of the mortgage debt aforesaid or of the interest thereon, in whole or in part, or in any agreement, covenant or condition of this mortgage and assignment, then the entire mortgage debt intended to be secured hereby shall at once become due and demandable, and these presents are hereby declared to be made in trust, and the said Sarah Ann Bixler, her heirs, executors, administrators or assigns, are hereby authorized, at any time thereafter, to sell the property hereby mortgaged and conveyed (whether the interest therein of the parties grantors hereto be, under the terms and provisions of said last will and testament of Michael H. Lippy, deceased, real estate or merely a distributive share in the proceeds of sale of the said real estate hereinbefore mentioned) - or so much whereof as may be necessary, and to grant and convey, transfer and assign, release and confirm the same to the purchaser or purchasers thereof, or to his, her, its or their heirs, personal representatives or assigns; which sale shall be made in the manner following; by giving at least twenty days' notice of the time, place and manner of sale in some newspaper published in Frederick County, Maryland, and the proceeds arising from such sale to apply first; to the payment of all expenses incident to such sale, and also such commissions to the mortgagee or the above named attorney may be caused to incur in connection with the foreclosure of this Mortgage and also such commissions to the mortgagee as are allowed to trustees to sell real estate under decree of the Circuit Court for Frederick County, sitting as a Court of Equity, secondly, to the payment of all moneys owing under this mortgage, whether the same shall have then matured or not, and as to the balance, to pay it over to the said parties grantors, their heirs or assigns, according to their several and respective rights and interests therein.

And the said parties grantors hereby covenant and agree by and with the said Sarah Ann Bixler, her heirs, personal representatives and assigns, that they will warrant the property hereby intended to be conveyed and that they will execute such other and further assurances of the same as may be requisite; and that said mortgage may release for them,

And the said parties grantor hereby covenant and agree to insure forthwith, and, pending the existence of this mortgage, to keep insured by some insurance company or companies acceptable to the said mortgagee, or her assigns, the improvements on the hereby mortgaged property to the amount of at least One thousand dollars, and cause the policy or policies issued therefor to be so framed or endorsed as in case of fire, to inure to the benefit of the mortgagee, her personal representatives, heirs or assigns, to the extent of her and their lien and claim hereunder.

Witness the hands and seals of the said parties grantor.

Test; as to all but Wm. Henry Lippy and wife.

R. S. Grabill

Test as to Wm. Henry Lippy and Wife: Chas. E. Hering

State of Maryland, Frederick County, to-wit:

Ellen Lippy	(Seal)
Annie K. Buffington	(Seal)
John M. Buffington	(Seal)
Irving M. Lippy	(Seal)
Nora E. Lippy	(Seal)
William Henry Lippy	(Seal)
Ann Louisa Lippy	(Seal)
Charles E. Lippy	(Seal)
Mollie A. Lippy	(Seal)
Emma S. Lippy	(Seal)

I hereby certify that on this thirty first day of March, in the year nineteen hundred and five, before me, the subscriber, a Justice of the Peace, of the State of Maryland, in and for Frederick County aforesaid, personally appeared Ellen Lippy, Annie K. Lippy Buffington and John M. Buffington, her