

No. 10096, Equity.

thereto belonging, or in any wise appertaining, Provided that if the said, Grover C, Bowie, his heirs personal representative and assigns, Shall pay, on or before the first day of May, in the Year Nineteen Hundred and Twenty Five, to the Real estate and improvement Company of Baltimore City, the said sum of Nine Hundred and Eighty two and 79/100, dollars, with interest thereon payable monthly, at the rate of Six-per-cent per annum, from the first day of May-1912, said Payments to be made by monthly installments, of at least nine and eighty five one hundredths Dollars, including interest, beginning for the first installment on the First day of June, A.D, 1912, and Shall make no default, in any agreement, covenant or condition, of this Mortgage then this Mortgage shall be void, and it is agreed that until default in the premises the said Grover C, Bowie shall hold possession of the property 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 mortgaged 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 by 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 commission 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 the said Mortgagee, 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 Grover C, Bowie, And the said Grover C, Bowie, for himself his heirs, executors, administrators and assigns, doth covenant that he will pay the entire mortgaged debt, hereby secured, and will make the monthly payments above mentioned, that he will pay all taxes, public dues, charges, levied, or to be levied, by law upon the the property hereby mortgaged, or upon the debt hereby secured, and that he will insure and pending the existence of this mortgage, will keep insured against loss by fire, the buildings upon the grounds hereby mortgaged. to the amount of at least Nine Hundred and Eighty Dollars, and will cause the policy of Insurance to so framed or endorsed, as in case of fire to insure to the benefit of the above named, to the benefit of the said Mortgagee herein Named. its successors or assigns, and that he will pay the premiums and assessments as the become due, and payable, and that in the event of a default, of the payment of the same by the said Mortgagor. his heirs or assigns, and the same are paid by the said Mortgagee, and the amount so paid shall be lien and added to the Mortgage itself, as though included in the first instance itself in this Mortgage. And it is agreed between the parties hereto that the second party hereto, may and shall deduct from the payments, made to it under this Mortgage, an amount of money sufficient to pay the contributions, sufficient to secure such an amount, of insurance upon the life of the said Grover C, Bowie, under the natural death feature of the relief Department of the Baltimore and Ohio Rail Road Company, as will equal the amount due from the said Grover C, Bowie, to the said second party at any time. which insurance the said Grover C, Bowie has agreed with second party to maintain. for its security,

test. E.R, Hogan.

Witness our Hands and seals,

Grover C, Bowie, (seal)

State of Maryland,

Grace I, Bowie (seal)

County of Frederick to wit;

I hereby certify that on this 27th day of May, in the year Nineteen hundred and Twelve before me, the Subscriber a Notary public, of the state of Maryland in and for Frederick County, aforesaid, personally appeared, Grover C, Bowie, and Grace I, Bowie, His wife, and did each acknowledge, the foregoing Mortgage to be their respective act, and now at the same time, before me personally appeared, also Chas, C, Reed, agent of the within named Mortgagee, the Real Estate and Improvement Company, of Baltimore City, and made oath in due form of Law, that the Consideration set forth in the foregoing Mortgage is true and bona fide, as therein set forth, and the said Charles C, Reed, further made oath that he is the agent of said Mortgagee, and duly authorized to make this affidavit, and did also make oath in due form of law, that the Mortgagee has not required the Mortgagors their agent or attorney, or any person for them to pay the