No. 10025 Equity.

Third, All that parcel of land, Known as Lot No,12, on said Plat, fronting on Said Montonqua Avenue, 40 feet and five inches and running Back to the said 25 foot Alley,

The aforegoing three pieces, lots or parcels of land, being described and Conveyed in a deed from Joanna Filby and John A.J,Filby, to the said Thomas A, Dunshee, dated March 7th, 1908, and recorded in Liber S,T,M,No,282, Folio 200, etc., one of said Land Records,to which said Deed reference is hereby Made for a more particular and complete description.

Together with all the buildings, improvements, rights, ways, easements and appurtenances whatsoever thereunto belonging,

Provided That if the said Thomas A, Dunshee and Margaret E, Dunshee, Shall Pay at maturity the promissory note, given for said indebtedness, of Four Hundred Dollars, of even date herewith, by said Thomas A, Dunshee and Margaret E Dunshee, payable six months after date and Made payable to the Said Commercial State Bank, of Frederick , Maryland, or Order, or any renewal of said Note at Maturity, and Comply with all the Covenants in this Mortgage, then this Mortgage Shall Be Void, otherwise to be in full force and effect.

And the Said Thomas a Dunshee and Margaret E, Dunshee, Covenant to Keep the property or improvements on the said ground fully insured from loss by fire, pay the premiums of Insurance and Assign the Policy of insurance to the said Commercial State Bank, of Frederick Maryland, and to pay all taxes on said real estate, hereby conveyed, And they Further Covenant that should they fail in this particular in paying the Taxes and the said premiums, for the said Insurance to the said Commercial State Bank of Frederick Maryland, and the aforesaid commercial state Bank aforesaid, should pay the taxes then the the amount of the Taxes so paid and the premiums so paid, with interest ther on shall be lien on the mortgaged property, as though included in the Mortg age itself,

PROVIDED, That if default Shall be made by the said Thomas A, Dunshee and Margaret E, Dunshee in the payment of the said promissory note at Matur ity. or of any renewal thereof, at Maturity, or if default shall be made by the said Thomas A, Dunshee and Margaret E, Dunshee in the performance of any of the covenants, in this Mortgage, then it Shall be lawful for the said Hammond clary,Cashier, of said Bank, or any assignee, of this Mortgage, to enter and possess and sell the said Mortgaged premises at the Court House Door,Frederick Frederick County, Maryland, at public Auction for cash, after giving at least three weeks public Notice of The Time,Place, Manner and terms of sale, in some Newspaper, published in Frederick County,at least Once a week for three successive weeks, prior to the day of sale, including the usual Chancery Commissions, all Counsel fees, of the Mortgagee, or Assignee, and then to the payment of the said promissory note, with interest, on said renewalthat is due and unpaid, and to pay the amount of taxes and the amount of premiums of Ins urance paid by the Commercial State Bank,with interest thereon from the time of the taxes so paid, and to pay the surplus if any to the said Thomas A Duns hee and in case of Payment should bt made after advertisement under said power then accrued expenses and only half commissions shall be paid by the said Mortgagors,

Test;
F,B,Sappington,Jr,

Witness our hands and seals
Thomas A, Dunshee (seal)
Margert E, Dunshee (seal)

State of Maryland, Frederick County, to wit;-

I hereby certify that on this 30th day of March in the year 1917, before The Subscriber A Notary Public, in and for Frederick County, State of Maryland, personally appeared Thomas A Dunshee, and Margaret E, Dunshee his wife and did each acknowledge, the foregoing Mortgage to be their respective act, and deed, and at the same time personally appeared before me, Hammond Clary, Cashier and agent of the said Commercial State Bank, of Frederick Maryland, and made oath in due form of law that the consideration in the said Mortgage is true and bona fide as therein set forth, and the said Hammond Clary,Cashier and agent of the aforesaid Bank, also made oath in due form of law, that he has not,nor has said Bank, 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, nor will said Bank, require any tax levied thereon to be paid by the Mortgagors or any person for the said Mortgagors, or any person for them during the Existence of this Mortgage, and