

hundred and fifty dollars, and to cause the policy to be effected thereon, to be so framed or endorsed as in case of fire, to inure to the benefit of the said Mortgagee, its successors or assigns, to the extent of their lien or claim hereunder, and to deliver said policies to the said Mortgagee, its successors or assigns; that they will pay the premiums of insurance as they become due and payable.

AND IT IS AGREED, that the said Mortgagee, its successors and assigns, may deduct from the payments made to it or them under this Mortgage, an amount of money sufficient to pay the contribution sufficient to secure such an amount of insurance upon the life of the said Henry H. Shafer under the natural death feature of the Relief Department of the Baltimore and Ohio Railroad Company, and will equal the amount due from the said parties of the first part to the said Mortgagee at any time, which insurance the said parties of the first part have agreed with the said Mortgagee to maintain for its security in the manner set out in the agreement providing for the maintenance of said insurance, by providing that this mortgage shall in the event of the death of Henry H. Shafer be purchased by his beneficiary by the use of the death benefits and be held by the purchaser as security. The said Mortgagee, its successors or assigns, may also if it so elects deduct from said payments, from time to time, such sums of money as may be necessary to pay all taxes, assessments, ground rent, liens, public dues or other charges against said property, and also to pay any fire insurance premiums which must be paid to maintain the said amount of insurance on the property. If the amount of said payments in the hands of the said Mortgagee, its successors or assigns, shall not be sufficient, at any time, to pay the taxes, ground rent, liens or other charges against said property, or insurance premiums due, the said Mortgagee, its successors or assigns may deduct a sufficient amount to pay all such charges or premiums, if it so desired, and the amount so advanced with interest, shall be a lien or charge upon said property and must be paid by the said parties of the first part their heirs, personal representatives and assigns, as part of the principal sum of this Mortgage.

AND WHEREAS, it is the object of the mortgagee herein to give the advantages of loans to persons in the employ of the Baltimore and Ohio Railroad Company, it is, therefore, agreed by and between the parties hereto, and as a condition of the loan, hereby secured, that in the event the property herein described be conveyed by the said parties of the first part, without the consent of the party of the second part, in writing, to any persons not in the employ of the Baltimore and Ohio Railroad Company, then the said party of the second part shall have the opportunity, upon not less than sixty days notice in writing, to the owner or to the occupant of the premises herein described left on the premises, to declare the entire debt then unpaid to be due and demandable, any other provision herein to the contrary notwithstanding, and upon the failure of said first parties to immediately pay said debt this mortgage shall thereupon become absolute and the said party of the second part shall thereupon have the right forthwith to foreclose this mortgage as upon default in the payment of the installments above mentioned. This right may be exercised at any time after any such conveyance be made, and no acceptance of payment from or on behalf of the grantee shall operate as a waiver thereof.

Witness the hands and seals of the said Mortgagors.

Signed, sealed and delivered in the presence of

E. R. Hogan.

Henry H. Shafer (seal)

Ida E. Shafer (seal)

State of Maryland, County of Frederick, to-wit; -

I HEREBY CERTIFY, that on this 23rd day of July, in the year nineteen hundred and twenty-one before me, the subscriber, a notary Public of the State of Maryland, in and for Frederick County, aforesaid, personally appeared Henry H. Shafer and Ida E. Shafer, his wife, the Mortgagors named in the foregoing Mortgage, and did each acknowledge the foregoing Mortgage to be their respective act.

At the same time also personally appeared W. J. Egette, agent of the said 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 W. J. Egette further made oath, in due form of law, that he is the agent of the 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 said Mortgagors their agent or attorney, or any person for the said Mortgagors, to