

have matured by the terms thereof or not and it shall then be lawful for Emory L. Coblentz or in the event of his death, declination, or inability for any cause, then for William M. Storm as Trustee, or in the case of the death, declination or inability for any cause of the last named to execute said trust, then for any other Trustee, to be appointed by order of the Court for Frederick County, as a Court of Equity, in place of said deceased or declining Trustee, consent being hereby given by said Mortgagors, upon Petition to be filed by said Mortgagee to the said Court, for the appointment of such Trustee, and the Trustee is hereby authorized to sell the said mortgaged premises, at the Court House Door in Frederick City, Maryland, at public auction for, one-half cash, and the balance in six months, with interest at the rate of Six (6) per centum per annum from the day of sale, after having given at least 20 days public notice of the time, place, manner and terms of sale by advertisement in some newspaper published in Frederick County, Maryland, prior to the day of sale, and to apply the proceeds thereof as follows; First to the payment of all expenses attending said sale, including the usual Chancery Commissions to the person making such sale and a reasonable Counsel fee, and including all taxes and water rents assessed on the property hereby mortgaged over due and paid by the Mortgagee; Secondly, to pay all money due to The Central Building and Loan Club by said delinquent by reason of said redemption, upon the terms thereof, and all the interest thereon, and to pay the surplus, if any over to the said Bruce S. LeGore and Louise F. LeGore his wife, their heirs or assigns.

And It Is Further Covenanted and Agreed that whenever a Trustee shall advertise the above and foregoing mortgaged land and premises in foreclosure, and the said Mortgagors shall pay the amount due under the provisions of the Mortgage before the sale, the said Mortgagors shall pay to the trustee advertising said sale, one-half Commissions on the amount due and a reasonable Counsel fee in addition to all expenses incurred.

Witness our hands and seals.

Test:- Grover L. Michael.

Bruce S. LeGore (seal)
Louise F. LeGore (seal)

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

I Hereby Certify, that on this _____ day of October 1922 before me the subscriber, a Notary Public of the State in and for the County aforesaid, personally appeared Bruce S. LeGore and Louise F. LeGore, his wife, and did each acknowledge the foregoing deed of mortgage to be their act, And at the same time, before me did also personally appear George T. Baumgardner Treasurer of The Central Trust Company of Maryland a body Corporate, and made oath in due form of law that the consideration mentioned in said mortgage is true and bona fide as therein set forth. And the said George T. Baumgardner Treasurer as aforesaid, did also make oath in due form of law that the said Trust Company 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 the said Trust Company require any tax levied thereon to be paid by the mortgagors or any person for them during the existence of this mortgage. And the said George T. Baumgardner did further make oath that he is the Treasurer and Agent of the Central Trust Company of Maryland, and as such authorized to make this affidavit.



Given under my hand and Notarial Seal the day and year first above written

Grover L. Michael
Notary Public.

(Filed November 22, 1924)