

And it is agreed that until default be made in any agreement, covenant or condition of this Mortgage (but not thereafter) the said parties of the first part their heirs, personal representatives and assigns, shall have possession of the property above described, upon paying in the meantime the monthly installments above mentioned, and all taxes, assessments, ground rent, public dues and charges, levied or assessed or to be levied or assessed on the said mortgaged property, or on the mortgaged debt or interest, which entire mortgage debt and interest, taxes, assessments, ground rent, public dues and charges, the said parties of the first part for themselves their heirs, personal representatives and assigns covenant to pay when legally due, and upon payment thereof to exhibit the receipted bills therefor to the said The Real Estate and Improvement Company of Baltimore City, or its agents at its place of business.

And it is further Agreed, that 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 mortgage debt intended to be hereby secured, shall be deemed to be due and demandable and it shall be lawful for the said The Real Estate and Improvement Company of Baltimore City, its successors or assigns, or William M. Kennedy of Baltimore City its or their Attorney or Agent at any time after such default, to sell the property hereby mortgaged, or so much thereof as may be necessary for cash, to satisfy and pay said debt, interest, taxes, ground rent and other charges advanced, as hereinafter stated, and all costs incurred in making such sale, including counsel fees and commissions, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs, personal representatives and assigns, which sale shall be made in the manner following, viz; Upon giving twenty days notice of the time, place, manner and terms of sale, in some newspaper published in Frederick County, and such other notice as by the said Mortgagee, its successors or assigns or Attorney, may be deemed expedient; and in the event of a sale of said property, under the powers hereby granted, the proceeds arising from such sale, to apply; First, to the payment of all expenses incident to such sale, including a counsel fee of Sixty dollars and a commission to the party making sale of said property equal to the commission allowed trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland; Second, to the payment of all claims of the said Mortgagee, its successors or assigns, under this Mortgage, whether the same shall have matured or not, and the surplus (if any therebe), shall be paid to the said Mortgagors, their heirs, personal representatives or assigns, or whoever may be entitled to the same.

AND IT IS AGREED, that in the event of the property hereby mortgaged is advertised for sale, under the powers herein granted, and it is thereafter desired to redeem said Mortgage prior to the day of sale, there shall then be paid, as a condition of said right of redemption, at such time, not only the mortgage debt and interest, but also all costs and expenses properly incurred, including a counsel fee, as above stated, and one-half the commissions usually allowed trustees making sales of real estate in equity.

AND IT IS AGREED, that upon any default in any agreement, covenant or condition of this Mortgage, the said Mortgagee, its successors or assigns, shall be entitled, without notice to the said Mortgagors their heirs, personal representatives or assigns, to the immediate appointment of a receiver for the property hereby mortgaged, without regard to the adequacy or inadequacy of the property as security for the mortgage debt, and upon such default, whether or not a receiver be appointed, the rents and profits of the said property are hereby assigned to the said Mortgagee, its successors and assigns, as additional security.

AND IT IS AGREED, that the said parties of the first part their heirs, personal representatives and assigns, shall have the privilege of prepaying the mortgage debt, hereby secured, with all interest and other charges, and obtaining a release of this Mortgage at any time before maturity hereof, and before default hereunder, upon payment of the entire mortgage debt, interest and other charges to the date of such prepayment, together with a bonus of one per cent on the entire amount due as aforesaid, as a condition for the exercise of this privilege.