

And the said parties of the first part for themselves, their heirs, personal representatives and assigns do further covenant to insure and pending the existence of this mortgage to keep insured in some good company, satisfactory to the said Mortgagee, its successors or assigns, the improvements on the hereby mortgaged land to the amount of at least Fifteen hundred and twenty dollars, and to cause the policies to be effected thereon, to be so framed or endorsed, as in case of fire, to insure 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 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 Franklin S. Powers under the natural death feature of the Relief Department of the Baltimore and Ohio Railroad Company, as 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 Franklin S. Powers 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 advance a sufficient amount to pay all such charges or premiums if it so desires, 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 mortgage herein to give the advantages of loans only 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 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 person not in the employ of the Baltimore and Ohio Railroad Company, then the said party of the second part shall have the option, 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, or 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 payments 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.
(Signed) E. R. Hogan.

Franklin S. Powers (seal)
Mabel V. Powers (seal)