sale to apply first to the payment of all expenses incident to such sale,including all taxes assessed on the property hereby mortgaged over due and paid by the Mortgagee,or holder of this Mortgage, and commissions to the party making sale of said property,qeual to the commissions allowed Trustees for making sale of property by virtue of a Decree of the Circuit Court for Frederick County,sitting in Equity,secondly to the payment of all claims of the said Mortgagee,its personal representatives and assigns,under this Mortgage,whether the same shall have been matured or not,and the surplus,if any,shall be paid to the said Mortgagors,their holders,heirs,and assigns,or to whoever may be entitled to receive the same; and

It Is Further Agreed That if the property aforesaid shall be advertised for sale and not sold under the provisions of this Mortgage,then the party or parties rightfully so advertising the same shall be entitled to one-half the commissions above provided computed on the amount of the debt hereby secured and remaining unpaid,expenses of advertising,and other legal costs,and the said Mortgaggors for themselves,and for their heirs,executors,administrators and assigns,do further covenant to insure and pending the existance of this Mortgage to keep insured,the improvements on the hereby mortgaged land,to the amount of at least Thirty-One Hundred ($3100.00) Dollars and to cause the policy to be effected thereon to be so framed or endorsed,as in case of fire to enure to the benefit of said Mortgagee,its personal representatives and assigns,to the extent of its or their claim or lien hereunder.

Witness our hands and Seals.

Test; Mamie A.Davis.

Walter L.Rice (seal)
Bertha A.Rice. (seal)

State of Maryland,Frederick County,Set;-

I hereby certify that on this 5th day of November,1924,before the subscriber,a Notary Public of the said State,in and for the County aforesaid,personally appeared Bertha A.Rice and Walter L. Rice,her husband,and did each acknowledge the above and foregoing Mortgage to be their respective act; and at the same time also before the subscriber,also personally appeared Frank L.Stoner,President of the Farmers & Mechanics National Bank of Frederick,and made oath in due form of law that the consideration mentioned and expressed in said Mortgage is true and bona fide as therein set forth,and also made oath in due form of law that the said the Farmers & Mechanics National Bank of Frederick,nor he as its President and Agent,has not required the Mortgagors,or either of them, their,his or her agent or attorney,or any person for the said Mortgagors,or either of them to pay the tax levied upon the interest covenanted to be paid in advance,nor will the said Mortgagee,or he as its President and Agent require any tax levied thereon to be paid by the said Mortgagors,or either of them,or any person for them during the existance of this Mortgage; and the said Frank L. Stoner further made oath in due form of law that he is the President and Agent of the said the Farmers & Mechanics National Bank of Frederick,Mortgagee,and duly authorized and qualified to make this affidavit.

(Place of N.P.Seal)

Witness my hand and Notarial Seal;

Mamie A.Davis.
Notary Public.

(Filed March 17,1926)

MORTGAGEE'S Sale.

By virtue of the Power of sale contained in a Mortgage from bertha A.Rice and Walter L.Rice,her husband,to the Farmers and Mechanics National Bank of Frederick,Trustee in No.8578 Equity and duly recorded in Liber No.349 Folio 442 &c,one of the Land Records for Frederick County,the undersigned Trustee will sell at public sale at the Court house door in Frederick City,Maryland,on the 13th day of March,A.D.1926,at the hour of eleven o'clock a.m.all that tract or parcel of land situated in Frederick City,Maryland,and known as No.16 East South street,and being part of Lots Nos,180 and 181 on the South side of East South street,in said Frederick,Maryland,and beginning for the same at the Northeast corner of the front of said Lots heretofore conveyed to Frederick Hawman and running