renewal thereof,when the same shall mature and become payable,then it shall be lawful for Jacob Rohrback,of Frederick,Maryland,or in the event of his death,declination or inibility from any cause,then for J.Marshall Miller,of Frederick,Maryland,as trustee,or in case of their,or his death,or declining to execute said trust,then for and other trustee,to be appointed by order of the Circuit Court for Frederick County,as a Court of Equity,in place of the said deseased of declining trustee,consent being hereby given by the said mortgagor upon petition to be filed by the said mortgagee to said Court,for the appointment of such trustee,or for the assignee of said The Frederick-Town Savings Institution,to sell the said property and premises hereby mortgaged,at the Court House door,in Frederick City,Md.,or on the mortgaged premises at the election of the person authorized to sell,by public auction,for cash,after having given at least three weeks previous notice of such sale inserted in some newspaper published in Frederick County,of the time,place,manner and terms of sale,and such other notice as said trustee,or trustees shall think proper,and to apply the proceeds of such sale to the payment in the first place,of all cheges and expenses attending such sale,including the usual commissions,and reasonable counsel fees for preparing bond,report of sale and attending to the ratification thereof,and then to the payment of the promissory note aforesaid,or renewal thereof,with all interest due thereon,and the surplus if any,to pay the same to the said mortgagor or to her heirs or assigns.

And the said mortgagor hereby covenants and agrees that if she should default in the performance of any of the things herein covenanted to be done performed by her,and the property here in mortgaged shall be advertised for sale under the power of sale herein contained,then and if from any cause said sale shall not be made as provided in said advertisement of sale,in that event the costs and expenses of sale which have accrued up to the time of the discontinuance of said sale,including connsel fees,and one-half commissions upon the ampunt of the debt and interest thereon in this mortgage mentioned,shall be treated and construed as a part of the Mortgage debt herein mentioned,and the said mortgagor,covenants that she will pay the same as she hereby expressly covenants that she will pay the mortgagedebt herein mentioned and the interest thereon.

AND the said mortgagor further covenants and agrees with the said The Frederick-Town Savings Institution,that it will keep,during the continuance of this Mortgage,the buildings erected on the said mortgaged premises,insured for a sum of not less that Seven Thousand ($7,000.00) Dollars,in some safe and reliable Fire Insurance Company,paying the oremiums and assessments there on as they fall due and payable,and that she will assign the policy of insurance or cause the same to be made payable to the said The Frederick-Town Savings Institution for its benefit in case of loss or damage by fire; and the said mortgagor further in like manner covenants and agrees that should she fail in this particular,and the said The Frederick-Town Savings Institution pay the premiums and assessments necessary to keep said policy of insurance in force, the same so paid,with interest thereon,shall be a lien on the said mortgaged property as though included in the first instance in the mortgage itself.

Witness my hand and seal this 30th day of March in the year 1922.

Gertrude A.Wissler. (seal)

Witness; Thomas A.Chapline.

State of Maryland,Frederick County,to wit;-

I hereby certify that on this 30th day of March,in the year nineteen hundred and twenty-two before me,the subscriber,a Notary Public of the State of Maryland,in and for Frederick County, personally appeared Gertrude A.Wissler,unmarried personally known to me to be the above named mortgagor,and did acknowledge the aforegoing mortgage to be her act and deed.

Witness my hand and notarial seal on this 30th day of March in the year 1922.

Thomas A.Chapline
Notary Public.

Notarial.