the policy or policies of insurance to be so endorsed or assigned as tht in ease of loss by fire the insurance will enure to thebenefit of the said Edward S.Delaplaine or his assigns as a further and additional security for the payment of the said indebtedness. And the said Russell C.Tate and fwife further covenants that no buildings on the said premises shall be removed ,demolished or materially altered without the consent of the said mortgagee; and they further coveaant that theybwill pay all taxes on the real estate hereby conveyed; and they further covenant that should they fail to pay the said taxes or the said insurance premiums and the said Edward S. Delapliane, or his assigns, should pay the same, then the amount of said taxes so paid and the amount of the said insurance premiums so paid, with interest thereon, shall be a lien on the mortgaged property, as though included in the first instance in the mortgage itself.

AND FURTHER PROVIDED, That if we, the said Russell C. Tate and wife shbuld make default in the payment of the said mortgage indebtedness, or the interest thereon, when due and payable, according to the tenor of the said note, or shouldmake default in any covenant in this mortgage, then it shall be lawful for the said Edward S. Delapliane, his personal representatives or assigns, to sell the mortgaged property at public auction at the Court House door, in Frederick City, Maryland, for cash, after having first given notice by advertisement in some newspaper published in Frederick City, Maryland, once a week for three successive weeks, prior to the day of sale, setting forth the time, place, manner and terms of sale, and to apply the proceeds of said sale, in the first place, to the payment of all costs and expenses connected with such sale, including usual commissions and reasonable Counsel fees, then to the payment of the said mortgage indebtedness as then represented by the said note and interest, and the balance, if any, to the said Russell C. Tate and wife.

AND FURTHER PROVIDED, That if default should be made as aforesaid and Foreclosure proceedings begun, by advertisement of the said property for sale at least one insertion in a newspaper, and the mortgagors, their personal representatives or assigns, should desire to pay the mortgage debt and prevent actual sale, they shall have the right so to do, only by paing in full the said indebtedness and interest, together with all costs then incurred, including one-half of the usual Chancery commissions upon the amount of the mortgage debt then due and reasonable Counsel fee.

In Testimony Whereof, Witness our hands and seals on this 15th day of August, 1927.

ATTEST:- Russell C. Tate (SEAL)
J. Vernon Coblentz Mary E. Tate (SEAL)

STATE OF MARYLAND?
COUNTY OF FREDERICK, SCT:

I HEREBY CERTIFY, that on this 15th day of August, in the year 1927, before me, the subscriber, a Notary Public of the State of Maryland, in and for Frederick County aforesaid, personally appeared Russell C. Tate and Mary E. Tate, his wife, the above-named mortgagors, and did each acknowledge the aforegoing Mortgage to be their respective act; and at the same time also personally appeared Edward S. Delaplaine, the above-nmmed Mortgagee, and did make oath in due form of law that the Consideration stated in the aforegoing Mortgage is true and bona fideas therein set forth; and the said Edward S.Delaplaine did also make oath in due form of law that he,the said mortgagee,has not required the said 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 advancemnor will he require any tax levied thereon to be paid by the said mortgagors or any person for them,during the existance of this mortgage.

Witness my hand and Notarial Seal on this 15th day of August,1927.

Place of
N.P.Seal) J.Vernon Coblentz.
Notary Public.

For value received I hereby assign the within and aforegoing mortgage to The Commercial State Bank of Frederick,Maryland,
Witness my hand and seal this 29th day of Sept 1927.Edward S.Delaplaine. (seal)
Witness Arthur Doll.