Flautt,his heirs and assigns,subject to the following terms,covenants and conditions;

First; That if the said Nathan Sternberg and Stells F.Sternberg,his wife,their personal representatives or assigns,shall pay the aforesaid promissory note,at maturity,together with interest thereon,until the said Gilmore R.Flautt,his Executors,Addministrators or assigns or any renewal of said note, in the event the same is renewed,with all accrued interest thereon, according to tenor of said note,and shall also perform the covenants,herein,then this mortgage shall be void.

SECOND; That until default be made in the payment of the said note,or interest,the Mortgagors shall possess the mortgaged premises as their present estate therein.

THIRD; That the said Mortgagors hereby covenants that theybwill,during the continuance of this mortgage,keep the buildings on said mortgaged premises fully insured in the minimum sum of Forty Five Hundred ($500.00) Dollars,against loss or damage by fire,and that they will cause the policy or policies of such insurance to be so framed or endorsed in such manner,as shall cause the proceeds thereof,to inure to the benefit of the Mortgagee,or his assigns,to the extent of his lien or claim under this mortgage,in the event of loss or damage by fire.

Fourth;- That if the said Mortgagors fails to pay the premiums on said insurance policies, aswell as all taxes and public charges levied against said property,and the Mortgagee pays the same,the amount so paid by said Mortgagee shall become a part of the indebtedness,intended to be secured hereby,and constitue a lien hereunder,as fully and to the same extent as if included in the first instance.

Fifth; That if default shall be made in the payment of said promissory note aforesaid,or any renewal thereof,or the interest on said note or any renewal thereof,or if default be made in the payment of the insurance premiums or taxes aforesaid,or in any of the covenants contained in this mortgage,then in either of said events,it shall belawful for the said Gilmore R. Flautt,his personal representatives or assigns,to sell,at public auction,for cash,the mortgaged premises in front of the Court House door,in Frederick City,Frederick County,Maryland, after having published once a week for three weeks,prior to the day of sale,in one or more newspapers,in Frederick County,Maryland,an advertisement giving notice of the time,place, manner and terms of said sale.

Sixth; That the proceeds arising from said sale shall be applied as follows; First,to the payment of all costs and expenses attending said sale,including reasonable counsel fees and the usual chancery commissions, Second, to the payment of the mortgage debt and interest,including insurance premiums and taxes,if any, Third, the surplus,if any,to be paid to the said Nathan Sternberg and Stella F.Sternberg,his wife,their personal representatives or assigns.

WITNESS our hands and seals the day and the year first above written.

Nathan Sternberg (seal)
Test; Ernest Helfenstein Jr. Stella F.Sternberg, (seal)

STATE OF MARYLAND?FREDERICK COUNTY,Sct;

I hereby certify that on this 7th day of October,1927,before the subscriber,a Notary Public of the State of Maryland,duly commissioned and qualified,in and for the State and County aforesaid,personally appeared Nathan Sternberg and Stella F.Sternberg,his wife,the within named Mortgagors,and did each acknowledge the aforegoing Mortgage to be their rewspective act.

And at the same time before me,also personally appeared Gilmore R.Flautt,the aforementioned Mortgagee,and made oath in due form of law,that the consideration mentioned in the aforegoing mortgage is true and bona fide as therein set forth,and that he has not required the 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 advance,nor will he require any tax levied thereon to be paid by the Mortgagors,or any person for them during the existance of this Mortgage.

Notarial

Ernest Helfenstein Jr.
Notary Public.