said money or the interest thereto to accrue,or in any part of either one of them,at the time limited for the payment of the same,or in any agreement,covenant or condition of this mortgage,then the entire mortgage debt shall be deemed due and demandable and it shall be lawful for the said Rudolph M.Rau,or his assigns or personal representatives at anytime after such default,to sell the property hereby mortgaged,or so much thereof as may be necessary to satisfy and pay said debt,interest and all costs incident to making such sale and to grant and convey the said property to the purchaser or purchasers thereof,his,her or their heirs and assigns,and which sales shall be made in the manner following,to-wit;- Upon giving 20 days notice of the time,place,manner and terms of sale,in some newspaper printed and published in Frederick County,Maryland,which time,place,manner and terms of sale shall be fixed by the mortgagee or party selling and in the event of a sale of said property under the powers hereby granted the proceeds arising from such sale to apply to the payment of all expenses incident to such sale,including all taxes assessments on the property hereby mortgaged and commissions allowed Trustees for making sale of property by virtue of a decree of the Circuit Court for Frederick County,sitting in Equity,and a reasonable counsel fee,secondly to the payment of all claims of the said Mortgagee,his 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 mortgagor,her 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 cokmmissions above provided computed on the amount of the debt hereby secured and remaining unpaid,together with a reasonable counsel fee expenses of advertising and other legal costs and the said mortgagor,for herself and for her heirs,executors,administrators and assigns,does further covenant to i nsure andpending the existance of this mortgage to keep insured the improvements on the hereby mortgaged land,to the amount of at least Four Thousand ($4000.00) Dollars,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,his personal representatives and assigns,to the extent of his or their claim or lien hereunder.

Witness my hand and seal;

Test; Mamie A.Davis. Mary A.Krepps (seal)

STATE OF MARYLAND,FREDERICK COUNTY, to-wit;-

I hereby certify that on this 29th day of August,1927,before the subscriber,a Notary Public of the said State,in and for the County aforesaid,personally appeared Mary A.Krepps and acknowledged the above and aforegoing mortgage to be her act. And at the sametime also before the subscriber,also personally appeared Doctor Rudoplh M.Rau,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 he has not required the mortgagor,or either of them.their,hisor herbagent,or attorney,or any person for the said mortgagor, to pay the tax levied upon the interest covenanted to be paid in advance,nor will the said mortgagee,require any tax levied thereon to be paid by the said mortgagor,or any person for her during the existance of this mortgage.

Mamie A.Davis
Notary Public

Notarial

For value received,I hereby transfer and assign the within Mortgage to William M. Storm for Foreclosure.

Witness my hand and seal this 8th day of June 1928.

Witness M.T.Sheffey Doctor Rudolph M.Rau (seal)

Assignment recorded June,8th,1928.