recorded in Liber E. S. No. 5, folio 483, etc., one of the Land Records for Frederick County. Second:-- All that part of a tract of land called "The Hope" containing one acre and twenty five square perches of land, more or less, which was conveyed by Samuel L. Boyer and wife to said James S. Simmons, by deed dated April 11th, A. D. 1857, and recorded in Liber E. S. No. 10, folio 334, one of the Land Records for Frederick County. Third:-- All those parcels of land called "The Hope" containing seven acres, two roods and sixteen square perches of land, more or less, which was conveyed to the said James S. Simmons by Lewis A. Eader by deed dated May 6th, A. D. 1858, and recorded in Liber B. G. F. No. 1, folio 656, one of the Land Records for Frederick County. The said three tracts of real estate being the same land conveyed to the said John Howard Allnutt by George S. Allnutt and Elizabeth D. Allnutt, his wife, by deed dated July 31st, A. D. 1912, and recorded in Liber H. W. B. No. 302, folio 46, one of the Land Records for Frederick County. Together with the buildings and improvements thereon and the rights, roads, ways, waters, privileges, appurtenances and advantages, thereto belonging or in anywise appertaining. To Have and To Hold the aforesaid parcels of ground and premises unto and to the proper use and benefit of Clara E. Thomas, her heirs and assigns forever. Provided that if the said John Howard Allnutt, his heirs, personal representatives or assigns, shall well and truly pay or cause to be paid the aforesaid sum of Ten Thousand ($10,000.) Dollars, and all interest thereon accrued, when and as the same may be due and payable, and shall perform all the covenants herein on their part to be performed, then this mortgage shall be void. And it is agreed that, until default be made in the premises, the said John Howard Allnutt shall possess the aforesaid property upon paying in the meantime, all taxes and assessments, public debts and charges of every kind, levied or assessed, or to be levied or assessed on said hereby mortgaged property, which taxes, assessments, public dues, charges, mortgage debt and interest, the said John Howard Allnutt, for himself and his heirs, personal representatives and assigns, does hereby covenant to pay when legally demandable. But if default be made in payment of said money, or the interest thereon to accrue, or in any part of either 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 Clara E. Thomas or her personal representatives and assigns, or her or their Attorney or Agent, at any time 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 incurred in making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs or assigns, and which sale shall be made in the manner following: viz: upon giving twenty days' notice of the time, place, manner and terms of sale, in some newspaper printed in Frederick County, and such other notice as by the said Mortgagee or her personal representatives or assigns may be deemed expedient; and in the event of a sale of said property, under the powers hereby granted, the proceeds, arising from such sale, to apply: first, to the payment of all expenses incident to such sale, including a fee of fifty dollars and a commission to the party making sale of said property equal to the commission allowed trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland, secondly, to the payment of all claims of the said Mortgagee or her personal representatives and assigns under this Mortgage, whether the same shall have matured or not, and the surplus (if any there be) shall be paid to the said Mortgagor or his personal representatives or assigns. And the said Mortgagor for himself & his heirs, personal representatives and assigns, does hereby covenant and agree that immediately upon the first insertion of the advertisement or notice, of sale as aforesaid under the powers hereby granted, there shall be and become due by them to the party inserting said advertisement