

they will cause the policies or policy 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 Mortgagors fails to pay the premiums on said insurance policies, as well 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 constitute 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 the 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 any of the covenants contained in this mortgage, then in either of said events, it shall be lawful 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 the 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 mortgaged debt and interest including insurance premiums, and taxes, if any, Third, the surplus, if any, to be paid to the said Raymond E. Nelson and Ethel Nelson, his wife, their personal representatives or assigns.

WITNESS Our Hands and Seals the day and the year first above written.

WITNESS:

Mary V. Butcher

Raymond E. Nelson (SEAL)

Ethel B. Nelson (SEAL)

STATE OF MARYLAND, FREDERICK COUNTY, SCT:

I hereby certify, that on this 21st day of August, 1929, 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 Raymond E. Nelson and Ethel Nelson, his wife, the within named Mortgagors, and did acknowledge the foregoing Mortgage to be their respective 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 foregoing mortgage is true and bona fide as therein set forth, and that he as 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 existence of this Mortgage.

Place of  
Notarial  
Seal

Mary V. Butcher

Notary Public.

Frederick, Md.

For value received, I hereby assign the within and foregoing mortgage unto Sherman P. Bowers, Attorney, for the purpose of foreclosure.

Witness my hand and seal this 2 day of November, A. D. 1931.

Test: Maggie M. Pearl

Gilmore R. Flautt (SEAL)

Assignment recorded November 3, 1931.

Test: Eli G. Haugh, Clerk.