

the sum of Four Thousand Dollars (\$4,000.00) upon their promissory note of even date herewith, payable to the said Central Trust Company of Maryland, or order, months, after date; and for the better securing the payment of the said promissory note at maturity, or of any other note or notes that may, from time to time, be given hereafter in renewal of the same, or any part thereof, have agreed to execute this mortgage.

NOW THEREFORE, in consideration of the premises and of the sum of One Dollar paid by the said Central Trust Company of Maryland unto the said Edgar A. Miller and Grace J. Miller, his wife, the receipt of which is hereby acknowledged, the said Edgar A. Miller and Grace J. Miller, his wife, do grant in fee simple to the said Central Trust Company of Maryland all the following described pieces or parcels of land situate, lying and being in Frederick County, State of Maryland, to wit:--

And more particularly located two and one-half miles east of Emmitsburg near the road leading to Taneytown, containing in all 112 acres and 25 square perches of land, more or less, and being all the same real estate which was conveyed unto the said Edgar A. Miller and Grace J. Miller, his wife, by Eugene L. Rowe, by deed dated April 4, 1914, and recorded in Liber H. W. B. No. 308, folio 369, one of the Land Records of Frederick County.

TOGETHER with all and singular the buildings, improvements, rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining.

PROVIDED, that if the said principal sum of money loaned aforesaid, and the interest thereon, shall be paid when due, and if all the covenants herein mentioned shall be performed, then this mortgage shall be void.

AND PROVIDED, that until default be made in the premises, the said Edgar A. Miller and Grace J. Miller, his wife, their personal representatives or assigns shall possess the mortgaged premises as of their present estate therein.

AND PROVIDED, that if default shall be made in the payment of the said principal or interest, in whole or in part, when due, or upon any default being made in the performance of any covenant or condition of this mortgage, then the whole mortgage debt hereby secured shall thereupon be deemed due and payable, and it shall be lawful for Emory L. Coblentz and Charles McC. Mathias or the survivor of them, as Trustees, or in case of their or his death or declining to execute said trust, then for any other trustee to be appointed by order of the Circuit Court for Frederick County, in Equity, in place of the said deceased or declining trustee, (consent being hereby given by the said mortgagors upon a petition to be filed by the said mortgagee to said court for the appointment of such trustee,) or by any assignee of this mortgage, to sell the said property and premises hereby mortgaged either on the premises or at the Court House door in Frederick, Maryland, by public auction for cash, after having first given at least three weeks previous notice of such sale by advertisement inserted at least once a week in some newspaper published in Frederick County, stating the time, place, manner and terms of sale; and such other notice, if any, as the person or persons making said sale shall elect; and to apply the proceeds of such sale to the payment, in the first place of all expenses of such sale including the Usual chancery commissions and a reasonable counsel fee, and then to the payment of the mortgage debt in full with all interest thereon up to the time of payment, and the surplus, if any, to pay the same to the said Edgar A. Miller and Grace J. Miller, his wife, their personal representatives or assigns.

And the said Edgar A. Miller and Grace J. Miller his wife, their personal representatives or assigns covenant and agree with the said Central Trust Company of Maryland:

1st. That they will pay the mortgage debt aforesaid and all interest that may accrue thereon.

2nd. And that they will keep, during the continuance of this mortgage, the building erected on the said mortgaged premises insured for a reasonable sum in some safe and reliable fire insurance company, paying the premiums and assessments thereon as they fall due and