

granted, the proceeds, arising from such sale, to apply: First, to the payment of all expenses incident to such sale, including a fee of two hundred 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 his 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 Mortgagors, or their personal representatives or assigns, or to whoever may be entitled to the same.

And the said Mortgagors for themselves, and their heirs, personal representatives and assigns, do 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 or notice, all expenses incident to said advertisement or notice, all Court costs and all expenses incident to the foreclosure proceedings under this Mortgage and a commission on the total amount of the Mortgage indebtedness, principal and interest, equal to one-half the percentage allowed as commissions to trustees making sale under orders or decrees of the Circuit Court for Frederick County in Equity, which said expenses, costs and commission the said Mortgagor\_ for themselves and their heirs, personal representatives and assigns do hereby each covenant to pay and the said Mortgagee, and his personal representatives or assigns or his or their said Attorney shall not be required to receive the principal and interest only, of said Mortgage debt in satisfaction thereof, unless the same be accompanied by a tender of the said expenses, costs, and commission, but said sale may be proceeded with unless, prior to the day appointed therefor legal tender be made of said principal, costs, expenses and commission.

AND the said Calvin H. Stull and Carrie H. Stull, his wife, for and their personal representatives and assigns, do further covenant to insure, and pending the existence of this Mortgage to keep insured in some good company satisfactory to the said Mortgagee or his personal representatives and assigns, the improvements on the hereby mortgaged land to the amount of at least Four thousand Dollars, and to cause the policy to be effected thereon, to be so framed or endorsed, as in case of fire, to inure to the benefit of the said Mortgagee or his personal representatives and assigns, to the extent of their lien or claim hereunder, and to deliver said policy or policies to the said Mortgagee, or to his personal representatives and assigns.

WITNESS the hands and seals of the said Mortgagors.

Test:	Calvin H. Stull	(seal)
Ada M. Carter	Carrie H. Stull	(seal)

STATE OF MARYLAND, Frederick County, To Wit:

I Hereby Certify, that on this second day of April in the year nineteen hundred and nineteen before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Calvin H. Stull and Carrie H. Stull, his wife, the Mortgagors named in the foregoing Mortgage and each acknowledged the foregoing Mortgage to be their respective act. At the same time also appeared D. Casper Ramsburg personally known to me to be the abovemortgagee, and made oath in due form of law that the consideration set forth in said Mortgage is true and bona fide as therein set forth, and further made oath in due form of law that he hasnot required the said 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 saidmortgagee require any tax levied thereon to be paid by the said mortgagors, or by any person for them during the existence of this mortgage. Witness my hand and notarial seal on this 2nd day of April, in the year 1919.

Place of  
Notarial  
Seal

Ada M. Carter

Notary Public.