thence Easterly along the North side of said Alley fifty (50) feet to the West side of the first herein mentioned fifteen (15) foot alley; thence Northerly along the West side of said last mentioned alley One hundred and fifty (150) feet to the place of beginning; being lot number Twenty-five (25) in Block number Sixteen (16) as shown on the plat of The Real Estate and Improvement Company's Second sub-division of part of Brunswick prepared by R. T. Mavin, Surveyor, and dated July 24th, 1890, and recorded with the deed from The Real Estate and Improvement Company of Baltimore City to Rudolph T. Ault, dated February 2nd. 1892, and recorded prior hereto among the Land Records of Frederick County, said plat being hereby referred to for a full description of said lot.

Being the same property conveyed unto the said Frank H. Nash by Thomas Fitzgerald and Fannie K. Fitzgerald, his wife, and James S. Norris and Alice E. Norris, his wife, by deed dated November 30th, 1897, and recorded in Liber D. H. H. No. 1, folio 121, one of the Land Records of Frederick County aforesaid.

TOGETHER with the improvements thereon, and the rights and appurtenances thereto belonging or in anywise appertaining.

PROVIDED: that if the said Frank H. Nash, his heirs, personal representatives or assigns, shall pay, on or before the first day of February in the year nineteen hundred and twelve, to The Real Estate and Improvement Company of Baltimore City, the said sum of Four hundred and thirteen dollars and twenty-four cents, with interest thereon, payable monthly, at the rate of six per cent. per annum, from the first day of February A. D. 1904; said payments to be made by monthly instalments of at least Six dollars and twenty cents, including interest, beginning forthe first instalment on the first day of March, A. D. 1904, and shall make no default in any agreement, covenant or condition of this mortgage, then this mortgage shall be void.

AND IT IS AGREED, that until default in the premises, the said Frank H. Nash shall hold possession of the property herein mortgaged. But in the event of three of the above mentioned monthly instalments being due and unpaid, or of default in any agreement, covenant or condition of this mortgage, the entire mortgage debt intended to be secured hereby shall be deemed due and demandable, and these presents are hereby declared to be in trust, and Samuel R. Barr of Baltimore City, is hereby authorized and empowered to sell the property herein granted, or so much thereof as may be necessary, and to convey the same to the purchaser or purchasers thereof; which sale shall be made upon giving at least twenty days notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, and in the event of a sale under the powers hereby granted, the proceeds to apply: first, to the payment of all expenses incident to the sale, including reasonable counsel fees, and such commissions to the person making said sale as are usually allowed Trustees for making sales of real estate in equity; secondly, to the payment of all claims of the said mortgagee, its successors and assigns under this mortgage, whether the same shall have matured or not; and as to any surplus, to pay it over to the said Frank H. Nash,

AND THE SAID Frank H. Nash, for himself, his heirs, executors, administrators and assigns, doth covenant that he will pay the entire mortgage debt hereby secured, and will make themonthly payments above mentioned; that he will pay all taxes, assessments, public dues and charges levied, or to be levied, by law upon the property hereby mortgaged, or upon the debt hereby secured; that he will insure and, pending the existence of this mortgage, will keep insured, against loss by fire, the buildings upon the ground hereby mortgaged, to the amount of at least four hundred and ten dollars, and will cause such policy of insurance to be so framed or endorsedas, in case of fire, to inure to the extent above named, to the benefit of the said mortgagee herein, its successors and assigns; that he will pay the premiums of insurance as they become due and payable, and that in the event of the default of the payment of the same by the said mortgagor, his heirs or assigns, and the same are