Provided that if default shall be made by the said Steiner B. Wachter and Pansy E. Wachter, his wife, in the payment of the said promissory note at maturity, or any renewal thereof, when due, or of any interest thereon when due, or if default shall be made in the performance of any of the covenants in this mortgage, then it shall be lawful for Hammond Clary, Cashier of said Bank, or any assignee of this mortgage, to enter and possess and sell the said mortgaged premises at the Court House Door, Frederick City, Frederick County, Maryland, at public auction for cash, after giving at least three weeks public notice of the time, place, manner and terms of sale in some newspaper published in said County at least once a week for three successive weeks prior to the day of sale, and to apply the proceeds of such sale to the payment of all expenses attending said sale, including Court costs, the usual chancery commissions, all counsel fees of the mortgagee or assignee or party making the sale and then to the payment of the said promissiry note, with any interest due thereon, or any renewal thereof with the interest due thereon, so that all monies owing under this mortgage shall be paid, and to pay the amount of the taxes and insurance premiums paid by the mortgagee or assignee with interest thereon from the time paid, and to pay the surplus to the said mortgagors, and in case payment should be made after advertisement under said power, then accrued expenses, counsel fees and only half commissions shall be paid by the said mortgagors.

Witness our hands and seals.

Test: Steiner B. Wachter (SEAL)

Geo. W. Heinlein Pansy E. Wachter (SEAL)

STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:-

I hereby certify, That on this 27th day of May in the year 1925 before the Subscriber, a Notary Public of the State of Maryland in and for Frederick County, personally appeared Steiner B. Wachter and Pansy E. Wachter, his wife, and did each acknowledge the aforegoing mortgage to be their respective act and deed. And at the same time personally appeared before me Hammond Clary, Cashier and Agent of the said COMMERCIAL STATE BANK OF FREDERICK, MARYLAND, AND made oath in due form of law that the consideration in the said Mortgage is true and bona fide as therein set forth; and the said Hammond Clary, Cashier and agent of the aforesaid BANK, also made oath in due form of law, that he has not, nor has the said Bank 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, nor will said BANK require any tax levied thereon to be paid by the Mortgagors, or any person for them during the existence of this mortgage, and he further made oath in due form of law that he is the Cashier and Agent of said Bank and duly authorized by said Bank to make this affidavit.

Witness my hand and Notarial Seal.

Place of Notarial Seal

Geo. W. Heinlein
Notary Public.

My commission expires May 1927.

For value received the Commercial Bank of Maryland, a body corporate, whose former corporate name was Commercial State Bank of Frederick, Maryland, does hereby assign the above and aforegoing Mortgage to H. Dorsey Etchison for the purpose of foreclosure.

Witness the signature of the said Bank by its President and its corporate seal hereunto affixed this 19th day of February 1932.

Hammond Clary
Cashier

Place of Corporate Seal

Commercial Bank of Maryland
By Edgar H. McBride
President.

Assignment recorded March 11, 1932.

Test: Eli G. Haugh, Clerk.