

First: All those parts of tracts or land called "Cold Friday", "Warfield's Inheritance" and "Triangle", containing forty five acres, one rood and thirty square perches of land, more or less, also part of a tract of land called "Leigh Castle", for a road way, containing seventeen square perches of land, more or less, it being the first parcel of land mentioned and described in the above said deed from Preston B. Roop and others to the said William H. Green; and Second All those parts of tracts of land called "Father's Gift" and "Difficulty" containing eleven acres, one rood and twenty four square perches of land, more or less and described as the second parcel of land in the above said deed from Preston B. Roop and others to the said William H. Green, and being further more the same land which was conveyed to Preston B. Roop and others by Hallie G. Poole, executrix of the Last Will and Testament of William S. Pool, late of Frederick County, Maryland, deceased, by deed dated April 1st, 1915, and recorded among the land records of Frederick County in Liber H. W. B. No. 314, folio 101 &c., and being also the same two tracts or parcels of land conveyed unto the said Earl A. Poole, by deed of the said William H. Green and Annie B. Green, his wife, bearing date on the 31st day of October, A. D. 1919, and recorded among the land records of Frederick county aforesaid; reference being hereby made to said deeds, and to those therein referred to, for a more full and particular description of the tracts or parcels of land hereby conveyed.

Together with the buildings and improvements thereon, and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining; and all crops of every nature and kind, and no matter by whom pitched or begun, growing on said property hereby conveyed at the time of the sale of said property in any proceedings wherein the mortgagor's indebtedness aforesaid is to be collected or paid.

Provided that if the said mortgagors, their heirs, executors, administrators or assigns, shall pay to the said mortgagees, their personal representatives or assigns the amount of the principal of the aforesaid promissory note, and the interest thereon, according to the tenor thereof, when and as the same shall become due and payable, and shall perform all the covenants herein on his, her and their part to be performed, then this mortgage shall be void.

And it is agreed that until default be made in the premises, the said Earl A. Poole and his wife, Eva G. Poole, and their heirs or assigns, may hold and possess the aforesaid property upon paying in the meantime all taxes and assessments, public dues and charges of every kind, levied or assessed, or to be levied or assessed, on said hereby mortgaged property, or any part thereof, which taxes, assessments, public dues, charges, mortgage debt and interest the said Earl A. Poole and Eva G. Poole, his wife, and their heirs and assigns, do hereby covenant to pay when legally demandable.

But in case of default being made in the payment of the mortgage debt, or of the interest thereon to accrue, or any part of either of them, at the time limited for the payment of the same; or in case of strip or waste of the hereby granted and conveyed property; or in case of default in the performance of any of the agreements, covenants or conditions of this mortgage on the part of said mortgagors, or either of them, their or either of their heirs or assigns, then, and in any such event, the whole of the mortgage debt intended to be secured hereby shall forthwith, at the option of the mortgagees, their and each of their personal representatives and assigns, become due and demandable; and these presents are hereby declared to be made in trust, and the said mortgagees, or the survivor of them, the personal representatives of the survivor of them, their assigns or the assigns of the survivor of them, or William L. Seabrook, of Westminster Maryland, the hereby duly constituted attorney or agent of the said mortgagees, and their heirs and assigns, are hereby authorized and empowered, at any time thereafter, to sell the property hereby mortgaged, together with the crops as aforesaid thereon growing at the time of the said sale, or so much thereof as may be necessary to satisfy and pay said mortgage debt, interest and all costs and expenses