

No. 300, folio 452, one of the Land Records of Frederick County, and running thence North with said line 352 feet, more or less, to a post on the aforesaid line of the Biser deed, and thence running East 90 feet to a post, and thence by a straight line 352 feet, more or less, to an iron pin in the middle of said National Turnpike, and thence with the center thereto in a westerly direction 90 feet to the place of beginning.

It being all the same real estate which was conveyed unto Oliver C. Sigler and the said Mollie E. Sigler, his wife, by Lewis F. Kefauver and Joanna V. Kefauver, his wife, by deed dated April 21, 1919, and recorded in Liber 328, folio 475, one of the Land Records of Frederick County, and being all that real estate which was conveyed unto the said Byron G. Coblentz and Florence L. Coblentz, his wife, by Mollie E. Sigler, by deed of even date herewith, intended to be recorded in the Land Records of Frederick County prior to or simultaneously with the recording of these presents.

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

PROVIDED, that 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 Byron G. Coblentz and Florence L. Coblentz, his wife, their heirs, 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 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 the said Mollie E. Sigler, her personal representatives or assigns, 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 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 Byron G. Coblentz and Florence L. Coblentz, his wife, their personal representatives or assigns, one-half of such commissions and all such expenses and costs shall be paid by the mortgagee, or her assigns in the event that the mortgage debt shall be paid after any advertisement of said property but before the sale thereof.

And the said mortgagors covenant that they will pay the mortgage debt aforesaid and all interest that may accrue thereon and that they will keep during the continuance of this mortgage the building on this mortgaged premises insured in some safe and reliable fire insurance company, pay the premiums and assessments thereon as they fall due and payable, and that they will cause the same to be made payable to the said mortgagee, her personal representatives, successors, or assigns, as a further and additional security for the payment of said mortgage debt, and to deliver the policy or policies to the mortgagee, and should the said mortgagors fail in this particular and the said mortgagee pay the premiums and assessments necessary to keep the said policy of insurance in force, the same so paid with interest thereon shall be a lien on the said mortgaged premises as though included in the first instance in the mortgage itself.

W I T N E S S   O U R   H A N D S   A N D   S E A L S .

Witness:

Richard Potts

Byron G. Coblentz      (SEAL)

Florence L. Coblentz (SEAL)