

then this mortgage shall be void; and

IT IS AGREED That until default be made in the premises, the said parties of the first part, their heirs, executors, administrators or assigns, shall possess the aforesaid property upon paying in the meantime all taxes, and assessments public due\_ and charges of every kind, levied or assessed or to be levied or assessed on said hereby mortgaged property, which taxes, assessments, public dues charges, mortgage debt and interest, the said parties of the first part for themselves and for their heirs, executors, administrators and assigns do hereby covenant to pay when legally demandable.

BUT IF DEFAULT BE MADE in the payment of said money, or the interest thereon to accrue, or in any part of either one of them, at the time limited for the payment of the same, or in any agreement, covenant or condition of this mortgage, then the entire mortgage debt shall be deemed due and demandable, and it shall be lawful for the said party of the second part, its personal representatives and assigns, at any time after such default to sell the property hereby mortgaged, or so much thereof as may be necessary to satisfy and pay said debt, interest and all costs incurred in making such sale, and to grant and convey the property to the purchaser or purchasers thereof, his, her or their heirs and assigns, and which sales shall be made in manner following, to-wit: upon giving twenty day's notice of the time, place, manner and terms of sale in some newspaper printed in Frederick County, Maryland, which time, place, manner and terms of sale, shall be fixed by the party selling, and in the event of a sale of said property under the powers hereby granted, the proceeds arising from such sale to apply first to the payment, of all expenses incident to such sale, including all taxes, assessed on the property hereby mortgaged, over due and paid by the mortgagee, or holder of this mortgage, and commissions to the party making sale of said property equal to the commissions allowed trustees for making sale of property by virtue of a decree of the Circuit Court for Frederick County, sitting in Equity, and secondly to the payment of all claims of the said mortgagee, its personal representatives and assigns, under this mortgage, whether the same shall have been matured or not, and the surplus if any, shall be paid to the said mortgagors, their heirs and assigns, or to whoever may be entitled to the same.

AND IT IS FURTHER AGREED That if the property aforesaid shall be advertised for sale and not sold under the provisions of this mortgage, then the party or parties rightfully so advertising the same shall be entitled to one half the commissions above provided, computed on the amount of the debt hereby secured and remaining unpaid, expenses of advertising and other legal costs, and the said parties of the first part for themselves and for their heirs, executors, administrators and assigns do further covenant to insure, and pending the existence of this mortgage to keep insured the improvements on the hereby mortgaged property to the extent of at least Five Thousand (\$5000.00) Dollars, and to cause the policy to be effected thereon to be so framed or endorsed as in case of fire to enure to the benefit of the said party of the second part, its personal representatives and assigns to the extent of its or their lien or claim hereunder.

WITNESS OUR HANDS AND SEALS.

TEST:

Edward S. Mobley (SEAL)  
Geo. L. Mobley (SEAL)  
PARTNERS TRADING AS E. S. MOBLEY & BRO.

Chas. B. T. Hendrickson

Edward S. Mobley (SEAL)  
Zouria S. Mobley (SEAL)  
Geo. L. Mobley (SEAL)  
Pleasant V. Mobley (SEAL)

STATE OF MARYLAND, FREDERICK COUNTY, SCT:-

I hereby certify that on this 29 day of January, 1915, before the subscriber, a Notary Public, for the said State, in and for the County aforesaid, personally appeared Edward S. Mobley and George L. Mobley, partners trading as E. S. Mobley and Brother, Edward S. Mobley and Zouria S. Mobley, his wife, George L. Mobley and Pleasant V. Mobley, his wife, and did