the Circuit Court for Frederick County, in Equity, in place, of the said deceased or declining trustees, (consent being hereby given by the said mortgagors upon a petition to be filed by the said mortgagee to said court for the appointment of such trustee,) or by any assignee of this mortgage, 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 first 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 Lucinda B. Gue, and James H. Gue, her husband personal representatives or assigns.

And the said Lucinda B. Gue and James H. Gue, her husband, their personal representatives or assigns covenant and agree with the said CENTRAL TRUST COMPANY OF MARYLAND.

1st. That they will pay the mortgage debt aforesaid and all interest that may accrue thereon.

2nd. And that they will keep, during the continuance of this mortgage, the building erected on the said mortgaged premises insured for a reasonable sum in some safe and reliable fire insurance company, paying 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 CENTRAL TRUST COMPANY OF MARYLAND as a further and additional security for the payment of said mortgage debt.

3rd. That should the said Lucinda B. Gue and James H. Gue, her husband, their personal representatives or assigns fail in this particular, and the said CENTRAL TRUST COMPANY OF MaRYLAND pay the premiums and assessments necessary to keep said policy of insurance in force, the sum so paid, with interest thereon, shall be a lien on the said mortgaged property as though included in the first instance in the mortgage itself.

4th. That in case the mortgage debt is paid after the property is advertised for sale under the power herein given and and before same is sold, to pay the accrued costs and expenses, cousel fees and one-half commissions.

WITNESS OUR HANDS AND SEALS.

Witness: Henry H. Boyer — Lucinda B. Gue (SEAL)

James H. Gue (SEAL)

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

I Hereby Certify, That on this twentieth day of October in the year Nineteen Hundred and twenty seven, before me the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Lucinda B. Gue and James H. Gue, her husband, and did personally acknowledge the aforegoing mortgage to be their act.

Given under my hand and Notarial seal, the date above writeen.

Place of Notarial Seal

Henry H. Boyer

Notary Public.

STATE OF MARYLAND, FREDERICK COUNTY, TO WIT:-

I Hereby Certify, That on this Twentieth day of October in the year Nineteen Hundred and Twenty-seven, before me the subscribers a Notary Public of the State of Maryland, in and for Frederick County, personally appeared J. G. Shawbaker Assistant Treasurer of the CENTRAL TRUST COMPANY OF MARYLAND, mortgagee, and made oath in due form of law that he is the agent of the Mortgagee and that the consideration stated in said mortgage is true and bona fide as therein set forth, and did also make oath in due form of law that the Mortgagee has not