

1922, and recorded in Liber 340, folio 86 &c., one of the Land Records of Frederick County.

(2) All those pieces or parcels of land situate, lying and being East of Frederick City, in Frederick County, Maryland, and being all those lots or parcels of ground known and designated as Lots 1 and 2 in Block "B", as shown on the Plat of the subdivision of a part of the Trail farm made by Emory C. Crum, Civil Engineer, November 1, 1924, and recorded in Plat Book S.T.H. Folio 162, one of the Land Records of Frederick County, being the same property conveyed by Charles H. Masser and wife to Louie Montanaro and Fannie Montanaro, his wife, by deed dated June 6, 1925, and recorded in Liber 354, folio 84, one of said Land Records.

Together with all buildings, improvements, rights, ways, easements and appurtenances whatsoever thereunto belonging.

PROVIDED, However, That if the said Louie Montanaro and Fannie Montanaro, his wife, shall make the payments and perform the covenants herein on their part covenanted to be performed, then this mortgage shall be void. And the said Louie Montanaro and Fannie Montanaro, his wife for themselves and their heirs, executors, administrators and assigns, covenant with the said The Fidelity Building and Loan Association of Frederick County, Maryland, Incorporated, and its assigns, to pay and perform as follows, that is to say:- That the said Louie Montanaro and Fannie Montanaro, his wife, shall pay to the said Association or to its assigns, weekly, the sum of One and 50/100 dollars on every Saturday night, until the time arrives when the said Association shall have sufficient funds on hand to pay each holder of every unredeemed share of its stock in its series No. 16 the sum of one hundred dollars, free from and clear of all losses and liabilities; to pay all taxes for which the property hereby mortgaged may become liable; to pay the interest on the said sum of Six Hundred dollars on every Saturday night, at the rate of four and sixty-eight one hundredths per centum per annum, in weekly installments of nine cents for every one hundred dollars advanced, until all the shares of stock in aforesaid series No. 16 of said Association shall have been redeemed; also to pay all fines that may be imposed upon the said Louie Montanaro and Fannie Montanaro, his wife, by the said Association, in accordance with its By-Laws; and to keep the said property and the improvements thereon fully insured against loss by fire for the use and benefit of the said Association; all of which payments and covenants shall continue in force until the said Association shall have sufficient funds on hand to pay each holder of every unredeemed share of its stock in its said Series No. 16, above all losses and liabilities, the sum of one hundred dollars.

AND FURTHER PROVIDED, That in the event of the default by the said Louie Montanaro and Fannie Montanaro, his wife, in any of the conditions of this mortgage for the space of three months, then it is hereby agreed that the whole mortgage debt shall become due and payable whether the same shall have matured by the terms thereof or not, and it shall then be lawful for \_\_\_\_\_ the President of the said Association, or its Secretary or Attorney, or their successors in office, or any assignee of this mortgage, and they are hereby so authorized, to sell the said mortgaged premises, at public auction either upon the mortgaged premises, or at the Court House door, in Frederick City, Maryland, for one-half cash and the balance in six months, with interest at the rate of six per centum per annum for the deferred payment from the day of sale, after having given at least three successive weeks public notice of the time, place, manner and terms of sale, by advertisement in some newspaper published in Frederick County, Maryland, prior to the day of sale, and to apply the proceeds of sale as follows:-- First to the payment of all expenses attending such sale, including the usual chancery commissions and a reasonable counsel fee; secondly to pay all money due the said Association by said delinquent by reason of said redemption, under the terms hereof, and all the interest thereon, and finally to pay the surplus, if any, over to the said Louis Montanaro and Fannie Montanaro, his wife, or unto their heirs or assigns.