

36, the sum of One Hundred Dollars above all losses and liabilities.

And in the event that the said Harry W. Wolfe and Flo E. Wolfe, his wife desire to obtain a release of the property hereby mortgaged before the maturity of said Series No. 36 by voluntary payment or in the event this mortgage be foreclosed for default by the said Harry E. Wolfe in any of the conditions of the mortgage as herein provided, then the sum to be paid the said Mortgagee shall be the whole indebtedness secured by this Mortgage with interest thereon at the rate of 4 68/100 per cent. per annum, less such weekly payments of principal and interest as may be credited thereon and all fines and penalties that may be imposed on the said Mortgagors by said Association in accordance with its Charter of Incorporation, together with a bonus at the rate of one per cent. per annum in addition to the interest rate of Four and 68/100 per cent. per annum, from the time the loan was made to the date of payment, on the whole amount borrowed.

PROVIDED, that in the event of the default by the said Harry E. Wolfe in any of the conditions of the 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 Thomas H. Haller or in the event of his death, declination, or inability from any cause, then for Albert S. Brown as trustee, or in case of their, or his death, or declining to execute said trust, then for any other trustee, to be appointed by order of the Circuit Court for Frederick County, as a Court of Equity, in place of said deceased or declining trustee, consent hereby given by said mortgagors, upon petition to be filed by said mortgagee to the said Court, for the appointment of such trustee, to sell the said mortgaged premises, at the Court House door in Frederick City, Md., at Public Auction for, one-half cash, and the balance in six months, with interest from the day of sale, first giving notice of the time, place, manner and terms of sale, by advertisements inserted in one or more newspapers published in Frederick County, at least once a week for three successive weeks prior to the day of sale, and apply the proceeds of the sale thereof, as follows:-- First, to the payment of all expenses attending said sale, including the usual chancery commissions to the person making said sale and reasonable Counsel fees: Secondly, to pay all money due to the said Association by said delinquent on account of said redemption with interest thereon to date of payment of mortgage debt under the terms hereof, and the surplus, if any, shall be paid the said Harry E. Wolfe and Flo E. Wolfe, his wife or his, her or their executors, administrators or assigns.

And it is further covenanted and agreed that whenever a Trustee shall advertise the above and foregoing mortgaged land and premises in foreclosure of the above and foregoing mortgage, and the said mortgagors shall pay the amount due under the provisions of the mortgage before the sale, the said Mortgagors shall pay to the Trustee advertising said sale one half commissions on the amount due in addition to all expenses incurred, including one reasonable counsel fee, in the matter of advertising said mortgaged property for sale.

WITNESS our Hands and Seals.

TEST:

Arthur V. Myers

Harry E. Wolfe (SEAL)

Flo E. Wolfe (SEAL)

State of Maryland, Frederick County, to-wit:

I HEREBY CERTIFY, that on this 28th day of April in the year nineteen hundred and thirty before me, the subscriber, a Notary Public of said State in and for said County duly commissioned and qualified, personally appeared Harry E. Wolfe and Flo E. Wolfe, his wife the Mortgagors in the above and foregoing mortgage and did each acknowledge the foregoing deed of mortgage to be their respective act. And at the same time, before me did also personally appear Thomas H. Haller, the President of said Building Association, the mortgagee, and made oath in due form of law that the consideration stated in said mortgage is true and bona fide as therein set forth, and that he is the President and Agent of said Association and authorized