

The said Addie Bruce Patterson having acquired title to said above mentioned three lots by virtue of the last will and Testament of ~~of~~ Albert M. Patterson, dated October 14, 1923, and recorded in Liber G. E. S. No. 2, Folio 179, one of the Will Records in the office of the Register of Wills for Frederick County.

FOURTH: All that office known as the office of G. Mead Patterson, located on land leased from the Burgess of Emmistburg, Frederick County, Maryland.

The first three above mentioned parcels taken as a whole and described by courses and distances as follows:

"Beginning for the same at the southeasterly corner of said Cemetery and running thence by land of Patterson Brothers to courses, viz: S. 21 degrees W. 25 3/4 perches, N. 64 1/4 W. 26.3 perches; thence by land of William Sellers N. 18 1/2 E. 24.35 perches; to southwesterly corner of lot of Ward Brown; thence by same and others, S. 67 1/2 E. 27.3 perches to the place of beginning, containing 4 acres and 29 square perches, surveyed and divided from a larger tract of Patterson Brothers by John S. Rhodes, March 26, 1928".

Together with ^{all} the improvement thereon and all the rights, roads, ways, privileges and appurtenances thereunto belonging or in anywise appertaining.

Subject, however, to the right of the said Addie Bruce Patterson in and to a certain cesspool located on tract No. 2, above mentioned, said right being reserved in the aforementioned deed of Addie Bruce Patterson, dated March, 31st, 1928.

TO HAVE AND TO HOLD the aforesaid parcels of land and premises unto and to the proper use and benefit of the said mortgagees and their assigns forever.

PROVIDED that if the said G. Mead Patterson and Minnie G. Patterson, his wife, shall pay or cause to be paid the aforesaid note according to the tenor thereof, together with all renewals and replacements thereof and shall perform all the covenants herein on their part to be performed, then this mortgage shall be void.

AND IT IS AGREED that until default be made in the premises the said G. Mead Patterson and Minnie G. Patterson, his wife, their heirs and assigns shall possess the aforesaid property upon paying in the meantime all taxes and assessments, public dues and charges of every kind, levied or assessed, or to be levied or assessed, on the hereby mortgaged property, which taxes, assessments, public dues and charges, mortgage debt, and interest, the said mortgagors for themselves and for their executors, heirs 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 said money, 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 Ernest F. Keilholtz and Edith C. Keilholtz, his wife, or either of them, or their assigns or personal representatives at any time after such default to sell the property hereby mortgaged or so much thereof as may be necessary to pay and satisfy said debt, interest and all costs incident to making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs and assigns and whiyc said sales shall be made in the following manner to wit: Upon giving 20 days notice of the time, place, manner and terms of sale in some newspaper printed and published in Frederick County, Maryland, which time, place, manner and terms of sale shall be fixed by the mortgagees or party selling, and in the event of a sale of said property under the power hereby granted, the proceeds arising from such sale to apply first to the payment of all expenses incident to said sale, including the taxes assessed on the property hereby mortgaged, 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 a reasonable counsel fee, secondly, to the payment of all claims of the said mortgagees, their personal representatives and assigns under this