

and covenants shall continue in force for a period of 3½ years at which time the said Club will have sufficient funds on hand to pay to the holders of every unredeemed share of Class A Stock of said Series No. 19, the sum one Hundred (\$100.00) dollars above all losses and liabilities.

AND BE IT FURTHER PROVIDED, that in the event that the said Arthur Seidling and Ella R. Seidling, his wife, desire to obtain a release of the property hereby mortgaged before the maturity of said Series by voluntary payment, or in the event that this Mortgage be foreclosed for default by The Central Trust Company of Maryland, Trustee, 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 securing this Mortgage, with interest thereon at the rate of five and one fifth per centum per annum, less such weekly payments of principal as may be credited thereon, and all fines and penalties that may be imposed on the said Mortgagors by the said Club in accordance with its By Laws.

AND BE IT FURTHER PROVIDED, that in the event of the default by the said Arthur Seidling and Ella R. Seidling, his wife, in any of the conditions of the Mortgage for the space of three (3) 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 Emory L. Coblentz or in the event of his death, declination, or inability for any cause, then for William M. Storm, as Trustee, or in case of the death, declination or inability for any cause of the last named 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 being hereby given by said Mortgagors, upon Petition to be filed by said Mortgagee to the said Court, for the appointment of such Trustee, and the Trustee is hereby authorized to sell the said mortgaged premises, at the Court House door, in Frederick City, Maryland, at public auction for, one half cash, and the balance in six months, with interest at the rate of Six (6) per centum per annum from the day of sale, after having given at least 20 days 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 thereof as follows: First, to the payment of all expenses attending said sale, including the usual chancery Commissions to the person making such sale and a reasonable counsel fee, and including all taxes and water rents assessed on the property hereby mortgaged over due and paid by the mortgagee; Secondly, to pay all money due to The Central Building and Loan Club by said delinquent by reason of said redemption, under the terms hereof, and all the interest thereon, and to pay the surplus, if any, over to the said Arthur Seidling and Ella R. Seidling, his wife, their heirs 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, 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 Trustees advertising said sale, one-half commissions on the amount due and a reasonable Counsel fee in addition to all expenses incurred.

Witness our hands and seals.

TEST:

Arthur Seidling (SEAL)

ELLA R. Seidling (SEAL)

State of Maryland, Frederick County, to wit:

I hereby certify that on this 11th day of October 1930 before me the subscriber, a Notary Public of said State in and for the County aforesaid, personally appeared Arthur Seidling and Ella R. Seidling, his wife, 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 S. Elmer Brown, Treasurer of The Central Trust Company of Maryland, a body corporate, and made