and assigns, do hereby covenant to pay when legally demandable. But if default be made in payment of said money, or the interest thereon to accrue in any part either of them, at the time limited for the payment of the same, 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 the said The Federal Land Bank of Baltimore, its successors or assigns, at any time after such default, to sell the property hereby mortgaged, or so much thereof as may be necessary, to satisfy and pay said debt, interest and all costs incurred in making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs or assigns, and which sale shall be made in the manner following, viz: upon giving twenty days' notice of the time, place, manner and terms of sale, in some newspaper printed in Frederick County, and such other notice as by the said Mortgagee, its successors or assigns, may be deemed expedient; and in the event of a sale of said property, under the powers hereby granted the proceeds, arising from such sale, to apply: FIRST, to the payment of all expenses incident to such sale, including a commission to the party making sale of said property equal to the commission allowed Trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland: SECONDLY, to the payment of all claims of the said mortgagee, its successors and assigns under this mortgage, whether the same shall have been matured or not, and the surplus, (if any there be) shall be paid to the said Mortgagors, their personal representatives or assigns, or to whoever may be entitled to the same.

AND the said Mortgagors for their heirs, personal representatives and assigns, do hereby covenant and agree that immediately upon the first insertion of the advertisement or notice of sale as aforesaid under the powers hereby granted, there shall be and become due by them to the party inserting said advertisement or notice, all expenses incident to said advertisement or notice, all Court costs and all expenses incident to the foreclosure proceedings under this Mortgage and a commission on the total amount of the Mortgage indebtedness, principal and interest, equal to one-half the percentage allowed as commissions to trustees making sale under orders or decrees of the Circuit Court for Frederick County, in Equity, which said expenses costs, commissions the said Mortgagors for their heirs, personal representatives and assigns, do hereby covenant to pay, and the said Mortgagee, its successors or assigns, shall not be required to receive the principal and interest only, of said Mortgage debt in satisfaction thereof, unless the same be accompanied by a tender of the said expenses, costs, and commission, but said sale may be proceeded with unless, prior to the day appointed therefor, legal tender be made of the said principal, costs, expenses, and commission.

WITNESS the hands and seals of the said Mortgagors.

William C. Mann (SEAL)
Henry P. Mann (SEAL)
Lee B. Mann (SEAL)
Elizabeth Mann (SEAL)

TEST:
Viola L. Rollins

STATE OF MARYLAND, CITY OF BALTIMORE, TO wit:

I hereby certify that on this 29th day of May, in the year nineteen hundred and twenty-five, before me, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared WILLIAM C. MANN, HENRY P. MANN, LEE, B. MANN AND ELIZABETH MANN, his wife, the Mortgagors named in the aforegoing Mortgage and they acknowledged the foregoing mortgage to be their act. And at the same time personally appeared before me, H. S. Wynn, Agent of the within named Mortgagee, and made oath in due form of law that the consideration named in the aforegoing Mortgage is true and bona fide as therein set forth, and also made oath in due form of law that the mortgagee has not required the mortgagors, their agent or attorney, or any person for the said mortgagors, to pay the tax levied upon the interest to be covenanted, to be paid, in advance, nor will he as such agent require any tax levied thereon to be paid by the said mortgagors or any person for them during the existence of this mortgage. And the said H. S. Wynn