

et al, by a deed dated August 30th, 1906, and recorded in Liber S. T. H. No. 280, folio 45, one of the Land Records of Frederick County, containing five acres of land more or less.

THIRD: All that real estate which was conveyed to the said John I. Slagle by James F. Wantz and wife by a deed dated April 1st, 1907, and recorded in Liber S. T. H. No. 380, folio 44, one of the Land Records of Frederick County, containing seventeen acres of land, more or less.

All the above tracts or parcels of real estate adjoin the form one entire property and is the same real estate with improvements that was conveyed to John F. Wantz and Rosa M. Wantz, his wife, by a deed dated March 11th, 1918, and recorded in Liber 324, folio 268, one of the land records of Frederick County, the title to which property, by operation of law, vested in the said Rosa M. Wantz, the surviving widow of John F. Wantz, the said John F. Wantz, having recently died.

This being also the same real estate that was conveyed to the said Frank S. Eiker and Laura Eiker, his wife, by Rosa M. Wantz, widow, by deed dated 10th day of October, A.D.1919, which deed is intended to be recorded among the land records of Frederick County simultaneously with the recording of this mortgage.

PROVIDED, that if the said Frank S. Eiker and Laura Eiker, shall pay at maturity, the promissory note of even date herewith given by the said Frank S. Eiker and Laura Eiker, for said indebtedness of Eleven Hundred twenty-five and n0/100 dollars payable six months after date and made payable to the said Emmitsburg Savings Bank of Frederick County, or order, or any renewal of said note at maturity and comply with all the covenants in this mortgage, then this mortgage shall be void, otherwise, to be in full force and effect.

and the said Frank S. Eiker and Laura Eiker covenant with said Bank to pay the mortgage debt and interest and to keep the improvements on said real estate fully insured from loss by fire, pay the premiums of insurance and assign the policy of insurance to the said Emmitsburg Savings Bank of Frederick, County, and to pay all taxes on the real estate hereby conveyed. and they further covenant that should they fail in paying the said taxes and the premiums for the said insurance and the said Emmitsburg Savings Bank of Frederick County, should pay the same, then the amount of the taxes so paid, and the amount of the premiums so paid with interest thereon, shall be a lien on the mortgaged property, as though included in the first instance mortgage itself.

PROVIDED, that if default shall be made by the said Frank S. Eiker and Laura Eiker, in the payment of the said promissory note at maturity, or of any renewal thereof at maturity, or if default shall be made in the performance of any of the covenants in this mortgage, then it shall be lawful for H. M. Warrenfeltz, Cashier of said Bank, or any assignee of this mortgage, to enter and possess and sell the said mortgaged premises at Emmitsburg, Frederick County, Maryland, at public auction, for cash, after giving at least three weeks notice of the time, place, manner and terms of sale, in some newspaper published in Frederick County, at least once a week for three successive weeks prior to the day of sale, and to apply the proceeds of such sale to the payment of all expenses attending said sale, including Court costs, the usual chancery commissions, all counsel fees of the mortgagee or assignee and then to the payment of the said promissory note with the interest thereon, that is due and unpaid or to the payment of the last renewal note of the said promissory note with the interest on said renewal note that is due and unpaid, and to pay the amount of the taxes and the amount of the premiums of insurance paid by the said Emmitsburg Savings Bank, with interest thereon from the time the said taxes and said premiums were paid and to pay the surplus to the said Frank S. Eiker and Laura Eiker, their heirs and assigns, and in case payment should be made after advertisement under said power, then accrued expenses, counsel fees and only half commissions shall be paid by the said mortgagors.

Witness our hands and seals.