

County, State of Maryland, and described as follows:

All that lot, part of a lot and parcel of real estate, situated, lying and being on the North side of West Patrick Street, in Frederick City, in Frederick County, in the State of Maryland, improved with a dwelling house known as 357 West Patrick Street, and being the same real estate as described in the Deed from Grayson H. Mercer and Grace H. Mercer, his wife, to Frank M. Shankle and Margaret L. Shankle, his wife, dated June 8th, in the year 1927, and recorded in Liber No. 362, at folio 417, one of the Land Records of Frederick County, Maryland; and being the same real estate as described in the Deed from William F. Abrecht, et al, to Grayson H. Mercer and Grace H. Mercer, his wife, dated May 17th, in the year 1927, and recorded in Liber No. 362, at folio 397, one of the Land Records of Frederick County, Maryland.

PROVIDED if the said mortgagors, their heirs or executors, administrators or assigns, shall pay to the said The Frederick-Town Savings Institution, or order, the single bill aforesaid at maturity, or shall pay any renewal thereof when such renewal note shall mature and be payable and keep all the covenants herein on the part of said mortgagors agreed to be performed, then this mortgage shall be void.

AND PROVIDED, until default be made in the payment of the single bill aforesaid at maturity, or of any renewal thereof when such renewal shall mature and be payable, or until default be made in any covenant herein contained, the said mortgagors shall possess the mortgaged premises as of their present estate therein.

AND PROVIDED, That if default shall be made in the payment of the single bill aforesaid at maturity, or if renewed, default shall be made in the payment of any renewal thereof, when the same shall mature and become payable, then it shall be lawful for Jacob Rohrback, of Frederick, Maryland, or in the event of his death, declination, or inability from any cause, then for J. Marshall Miller, of Frederick, Maryland, 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 the said deceased or declining trustee, consent being hereby given by the said mortgagors, upon petition to be filed by the said mortgagee to said Court, for the appointment of such trustee, or for the assignee of said The Frederick-Town Savings Institution, to sell the said property and premises hereby mortgaged, at the Court House door, in Frederick City, Md., or on the mortgaged premises at the election of the person authorized to sell, by public auction, for cash, after having given at least three successive weeks previous notice of such sale inserted in some newspaper published in Frederick County, of the time, place, manner and terms of sale, and such other notice as said trustee, or trustees shall think proper, and to apply the proceeds of such sale to the payment in the first place, of all costs, charges and expenses attending such sale, including the usual commissions, and reasonable counsel fees for preparing bond, report of sale and attending to the ratification thereof, and then to the payment of the single bill aforesaid, or renewal thereof, with all interest due thereon, and the surplus, if any, to pay the same to the said mortgagors or to their heirs or assigns.

And the said mortgagors hereby covenant and agree that if they should default in the performance of any of the things herein covenanted to be done and performed by them, and the property herein mortgaged shall be advertised for sale under the power of sale herein contained, then and if from any cause said sale shall not be made as provided in said advertisement of sale, in that event the costs and expenses of sale which have accrued up to the time of the discontinuance of said sale, including counsel fees, and one-half commissions upon the amount of the debt and interest thereon in this mortgage mentioned, shall be treated and construed as a part of the Mortgage debt herein mentioned, and the said mortgagors, covenant, that they will pay the same as they hereby expressly covenant