

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 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 which sales shall be made in the manner following, to-wit:-Upon giving 20 days notice of the time, place, manner and term 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 Mortgagee, or party selling, 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 all 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 Mortgagee, its personal representatives and assigns, under this Mortgage, whether the same shall have matured or not, and the surplus, if any, shall be paid to the said Mortgagors, their heirs and assigns, or to whoever may be entitled to receive the same; and

IT IS FURTHER AGREED that if the property aforesaid shall be advertised for sale and not sold under the provisions of this Mortgage, then the party or parties rightfully so advertising the same shall be entitled to one-half the commissions above provided computed on the amount of the debt hereby secured and remaining unpaid, together with a reasonable counsel fee, expenses of advertising and other legal costs, and the said Mortgagors for themselves, and for their heirs, executors, administrators and assigns, do further covenant to insure and pending the existence of this Mortgage to keep insured, the improvements on the hereby mortgaged land to the amount of at least Two Thousand (\$2000.00) Dollars, and to cause the policy to be effected thereon, to be so framed or endorsed, as in case of fire to enure to the benefit of said mortgagee, its personal representatives and assigns, to the extent of its or their claim or lien hereunder.

WITNESS OUR HANDS AND SEALS:

TEST:

Mamie A. Davis

D. Merhl Shankle

(SEAL)

Sadie Catherine Shankle

(SEAL)

STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:-

I hereby certify that on this 31st day of March, A. D. 1925, before the subscriber, a Notary Public of the said State, in and for the County aforesaid, personally appeared D. Merhl Shankle and Sadie Catherine Shankle, his wife, and did each acknowledge the above and foregoing Mortgage to be their respective act; and at the same time also before the subscriber, also personally appeared Frank L. Stoner, President and agent of the Farmer's & Mechanic's National Bank of Frederick and made oath in due form of law that the consideration mentioned and expressed in said mortgage is true and bona fide as therein set forth, and also made oath in due form of law that the said Farmer's & Mechanic's National Bank of Frederick, nor he as its President and Agent, has not required the Mortgagors, or either of them, their, his or her agent, or attorney, or any person for the said Mortgagors, or either of them, to pay the tax levied upon the interest covenanted to be paid in advance, nor will the said Mortgagee, or he as its President and Agent, require any tax levied thereon to be paid paid by the said Mortgagors, or either of them, or any person for them during the existence of this Mortgage; and the said Frank L. Stoner, further made oath in due form of of law that he is the President and Agent of the said Farmer's & Mechanic's National Bank of Frederick, Mortgagee, and duly authorized and qualified to make this affidavit.

Place of
Notarial
Seal

Mamie A. Davis
Notary Public