

the buildings and improvements on the said ground fully insured from loss by fire, pay the premiums of insurance and assign the policy to the said Commercial Bank of Maryland, and will pay all taxes on the real estate hereby conveyed; and does further covenant that should it fail in paying the said taxes and insurance premiums and the said Commercial Bank of Maryland, 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 in the mortgage itself.

PROVIDED that if default shall be made by the said The Maryland Motor Machine Company, a body corporate, in the payment of the said promissory note at maturity, or any renewal thereof, when due, or of any interest thereon when due, or if default shall be made in the performance of any of the covenants in this mortgage, then it shall be lawful for Hammond Clary, Cashier of said Bank, or any assignee of this mortgage, to enter and possess and sell the said mortgaged premises at the Court House Door, Frederick City, Frederick County, Maryland, at public auction for cash, after giving at least three weeks' public notice of the time, place, manner and terms of sale in some newspaper published in said 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 or party making the sale, and then to the payment of the said promissory note, with any interest due thereon, or any renewal thereof with the interest due thereon, so that all monies owing under this mortgage shall be paid, and to pay the amount of the taxes and insurance premiums paid by the mortgagee or assignee with interest thereon from the time paid, and to pay the surplus to the said mortgagor, 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 mortgagor.

TEST:

James H. Falk

Charles H. Kehne
Secretary

D. F. Davis
Treasurer.



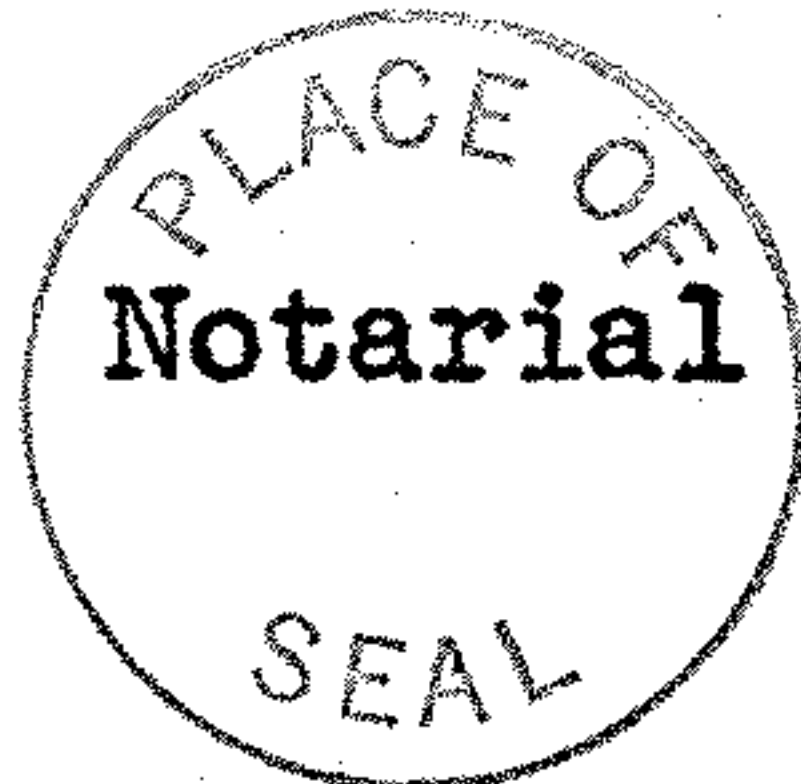
THE MARYLAND MOTOR MACHINE COMPANY (SEAL)

By Charles H. Kehne (SEAL)
President.

STATE OF MARYLAND, FREDERICK COUNTY, to-wit:-

I hereby certify that on this 25th day of August, 1934, before the Subscriber, a Notary Public of the State of Maryland in and for Frederick County, personally appeared Charles H. Kehne, President of The Maryland Motor Machine Company and did acknowledge the foregoing mortgage to be its corporate act and deed. And at the same time personally appeared before me Hammond Clary, Cashier and Agent of the said Commercial Bank of Maryland, and made oath in due form of law that the consideration in the said Mortgage is true and bona fide as therein set forth; and the said Hammond Clary, Cashier and Agent of the aforesaid Bank, also made oath in due form of law, that he has not, nor has the said Bank required the mortgagor its agent or Attorney, or any person for the said Mortgagor, to pay the tax levied upon the interest covenanted to be paid in advance, nor will he, nor will said Bank require any tax levied thereon to be paid by the Mortgagor or any person for it during the existence of this mortgage, and he further made oath in due form of law that he is the Cashier and Agent of said Bank to make this affidavit.

Witness my hand and notarial seal.



James H. Falk
Notary Public

Frederick, Maryland,

July 1, 1938.

For value received, Commercial Bank of Maryland, a body corporate of the State of