

shall be deemed due and demandable and it shall be lawful for Holmes D. Baker and John S. Newman or the survivor of them as trustees, 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, in Equity, in place of the said deceased or declining trustees, (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 any assignee of this mortgage, to sell the said property and premises hereby mortgaged either on the premises or at the Court House Door in Frederick City, Maryland, by public auction, for cash, afetr having first given at least three weeks previous notice of such sale by advertisements inserted at least once a week in some newspaper published in Frederick Coutny, stating the time, place, manner and terms of sale, and such other notice, if any, as the person or persons making said sale shall elect, and to apply the proceeds of such sale to the payment, in the first place, of all costs, charges and expenses attening such sale, including the usual chancery commissions, and reasonable counsel fees and then to the payment of the mortgage debt in full, with all interest thereon up to the time of payment, and the surplus, if any, to pay the same to the said George S. Allnutt and Elizabeth D. Allnutt, their personal representatives or assigns.

AND THE SAID George S. Allnutt and Elizabeth D. Allnutt, his wife, covenant and agree with the said The Citizens National Bank of Frederick, that they will pay the mortgage debt aforesaid, and all interest that may accrue thereon, and that they will keep, during the continuance of this Mortgage, the buildings erected on the said mortgaged premises, insured for a sum of not less that Five Thousand Dollars, in some safe and reliable Fire Insurance company, paying the premiums and assessments thereon as they fall due and payable; and that they will assign the policy of insurance, or cause the same to be made payable, to the said The Citizens National Bank of Frederick as a further and additional security for the payment of said Mortgage debt.

AND THE SAID George S. Allnutt and Elizabeth D. Allnutt, his wife, further in like manner covenant and agree, that should they fail in this particular, and the said The Citizens National Bank of Frederick pay the premiums and assessments necessary to keep said policy of insurance in force, the sum so paid, with interest thereon, shall be a lien on the said mortgaged property as though included in the first instance in the mortgage itself; and further covenant, that in case the Mortgage debt is paid after the property is advertised for sale, under the power herein given, and before the same is sold, to pay the accrued costs and expenses, counsel fees, and one-half commissions.

WITNESS our hands and seals.

TEST: J. T. Thomas

George S. Allnutt (SEAL)

Elizabeth D. Allnutt (SEAL)

State of Maryland, Frederick County, to wit:-

I Hereby Certify, That on this 30th day of June in the year Nineteen Hundred and Twenty-three, before me, the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared George S. Allnutt, and Elizabeth D. Allnutt, his wife, and did each acknowledge the foregoing mortgage to be their respective act.

Given under my hand and Notarial seal, the date above written.

Place of
Notarial
Seal

J. Travers Thomas

Notary Public

State of Maryland, Frederick, County, to-wit:-

I Hereby Certify, That on this 30th day of June in the year Nineteen Hundred and Twenty-three, before me, the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared William G. Zimmerman, Cashier and Agent of The Citizens