

and assigns, doth further covenant to insure, and pending the existence of this Mortgage to keep insured in some good company, satisfactory to the said Mortgagee, its successors or assigns, the improvements on the hereby mortgaged land to the amount of at least Five hundred and five dollars, and to cause the policies to be effected thereon, to be so framed or endorsed, as in case of fire, to inure to the benefit of the said mortgagee, its successors or assigns; that he will pay the premiums of insurance as the become due and payable.

And it is Agreed, that the said Mortgagee, its successors and assigns, may deduct from the payments made to it or them under this Mortgage, an amount of money sufficient to pay the contributions sufficient to secure such an amount of insurance upon the life of the said Hugh C. Kline under the natural death feature of the Relief Department of The Baltimore and Ohio Railroad Company, as will equal the amount due from the said party of the first part to the said Mortgagee at any time, which insurance the said Hugh C. Kline hath agreed with the said Mortgagee to maintain for its security in the manner set out in the agreement providing for the maintenance of said insurance, by providing that this Mortgage shall, in the event of the death of Hugh C. Kline, be purchased by his beneficiary by the use of the death benefits and be held by the purchaser as security. The said Mortgagee, its successors or assigns, may also if it so elects deduct from said payments, from time to time, such sums of money as may be necessary to pay all taxes, assessments, ground rent, liens, public dues or charges against said property, and also to pay any fire insurance premiums which must be paid to maintain the said amount of insurance on the property. If the amount of said payments in the hands of the said Mortgagee, its successors or assigns, shall not be sufficient, at any time, to pay the taxes, ground rent, liens or other charges against said property, or insurance premiums due, the said Mortgagee, its successors or assigns, may advance a sufficient amount to pay all such charges or premiums, if it so desires, and the amount so advanced with interest, shall be a lien or charge upon said property and must be paid by the said party of the first part his heirs, personal representatives and assigns as part of the principal sum of this Mortgage.

And whereas, it is the object of the Mortgagee to give the advantages of loans only to persons in the employ of The Baltimore and Ohio Railroad Company, it is, therefore, agreed by and between the parties hereto, and as a condition of the loan hereby secured, that in event the property herein described be conveyed by the party of the first part, without the consent of the party of the second part, in writing, to any persons not in the employ of The Baltimore and Ohio Railroad Company, then the said party of the second part shall have the option, upon not less than sixty days' notice in writing, to the owner or to the occupant of the premises herein described left on the premises, to declare the entire, debt then unpaid to be due and demandable, any other provisions herein to the contrary notwithstanding, and upon the failure of the said first party to immediately pay said debt, this Mortgage shall thereupon become absolute and the said party of the second part shall thereupon have the right forthwith to foreclose this Mortgage as upon default in the payment of the installments above mentioned. This right may be exercised at any time after any such conveyance, be made, and no acceptance of payments from or on behalf of the grantee shall operate as a waiver thereof.

Witness the hand and seal of the said Mortgagor.

Signed, sealed and delivered in the presence of

Hugh C. Kline (SEAL)

E. R. Hogan.

STATE OF MARYLAND,

COUNTY OF FREDERICK, to-wit:-

I Hereby Certify, That on this 31st day of July, in the year nineteen hundred and twenty