all fines and penalties that may be imposed on the said Mortgagors by said Association in accordance with its Charter, together with the bonus of one per centum per annum in addition to the interest rate of four and sixty-eight hundredths per centum per annum, less such weekly payments of principal and interest as may be credited thereon.

And it is further provided that in the event of a default by the said Mortgagors in any of the conditions of this mortgage for the space of three months, then it is hereby agreed that the whole of the above mentioned debt shall become due and payable whether the same shall have matured by the terms thereof or not, and it shall be lawful for _____ the President of said Association as Trustee or in the event of his death, declination or inability for any cause, then for Leslie N. Coblentz, as Trustee, or for any assignee of said Association to sell the mortgaged premises at the Court House Door in Frederick City, Frederick County, Maryland, at public auction for one-half cash and the balance in six months, with interest at the rate of six per cent per annum from the day of sale, or all cash, at the option of the purchaser upon the ratification of said sale, after having given twenty days' notice of the time, place, manner and terms of sale by advertisement in some newspaper published in Frederick County, Maryland, prior to the day of sale, and to apply the proceeds of sale as follows: (1) To the payment of all expenses attending said sale including the usual chancery commissions to the person making said sale and reasonable counsel fees; (2) Then to the payment of all taxes due on said property, public dues, charges, including water rents and all insurance premiums paid by said Association for and on account of said property so mortgaged; (3) Then to the payment of all money due to the said Association by said delinquents by reason of said redemption under the terms hereof and all the interest due thereon; and to pay the surplus, if any, over to the said Mortgagors, his, her, or their heirs or assigns.

And it is hereby further covenanted and agreed that whenever a Trustee or assignee shall advertise the above and aforegoing mortgaged land and premises in foreclosure of the above and aforegoing mortgage, and the said Mortgagors shall pay the amount due under the provisions of the mortgage before the sale, the said Mortgagors shall pay to the Trustee or assignee advertising one-half commissions on the amount due and reasonable counsel fees in addition to all expenses incurred.

And it is further agreed that upon default by the said Mortgagors, the said Association shall have the right to enter up judgment on the note for which this mortgage is security and issue execution upon any and all property of the said Mortgagors, this remedy being an addition to the remedy prescribed by the foreclosure of this mortgage.

WITNESS OUR HANDS AND SEALS.

WITNESS:	Charles A. Six Charles A. Six	(SEAL)
Arthur V. Myers Arthur V. Myers	Beatrice L. Six Beatrice L. Six	(SEAL)

STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:

I hereby certify that on this 1st day of May, in the year nineteen hundred and Forty-one, before me, the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Charles A. Six and Beatrice L. Six, his wife, and did each acknowledge the aforegoing deed of mortgage to be their act. And at the same time before me also personally appeared Thomas L. Zimmerman. the President and Agent of The Frederick Building Association of Frederick County, Md., a body corporate, and made oath in due form of law that the consideration mentioned in said mortgage is true and bona fide as therein set forth; and that he is the President and Agent of the said Association and as such authorized to make this affidavit.

Given under my hand and notarial seal the date last above written.

Place of
Notarial
Seal

Arthur V. Myers
Arthur V. Myers
Notary Public