

feet on Sixth Avenue and 125 feet on "A" Street, said lot being of uniform width and depth, and being the southern one-third of lots Nos. 20, 21 and 22 in Block No. 10 as shown on the Plat of The Real Estate and Improvement Company of Baltimore City's Sub-division of Part of Brunswick, prepared by R. T. Mavin, Surveyor, dated July 24, 1890, and recorded in Liber W.I.P. No. 13, folio 311, one of the Land Records of Frederick County.

Being all and the same real estate which was conveyed unto the Mortgagors herein by Lula B. McMurry, widow, by deed dated July 18, 1946, and recorded in Liber No. 455, folio 294, one of the Land Records of Frederick County.

To which said plat and deed and the references therein contained reference is hereby made for a more particular description of the real estate intended to be conveyed by these presents.

Together with all buildings, improvements, rights, ways, waters, commons, easements, benefits, privileges and appurtenances thereunto belonging or in any wise appertaining.

Provided that if the said Roy B. Cannon and Violet H. Cannon, his wife, shall pay at maturity the promissory note given for said indebtedness of One Thousand, Seven Hundred Fifty (\$1,750.00) dollars of even date herewith by Roy B. Cannon and Violet H. Cannon, his wife, mortgagors herein, payable six months after date, made payable to the said The Bank of Brunswick, or order, with interest thereon at five per cent. per annum, payable quarterly, and all renewals of said note with interest thereon and comply with all the covenants in this mortgage, then this mortgage shall be void, otherwise to be in full force and effect.

And the said mortgagors hereby covenant: That they are seized of the land hereby conveyed and have the right to convey said land; that they will not suffer or permit any strip or waste of the mortgaged premises and will keep all buildings and improvements in good repair; and they also hereby covenant that they will pay the aforesaid mortgage debt and interest thereon when the same is due and payable, as herein above set forth and according to the tenor of said note; and will keep the buildings on the said ground fully insured from loss by fire, pay the insurance premiums and protect in the policy of insurance the mortgagee or assignee, and will pay all taxes on the real estate hereby conveyed and should they fail in paying the said taxes and insurance premiums and said mortgagee or assignee should pay the same, then the amount of the taxes and 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 Roy B. Cannon and Violet H. Cannon, his wife, in the payment of the said promissory note at maturity, or any renewal or renewals 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 Emory V. Frye, Cashier and Agent of The Bank of Brunswick, or Amos A. Holter, Attorney, for said Bank, or any Assignee of this mortgage, and they are hereby authorized, empowered and directed to do so, to enter and possess and sell the said mortgaged premises at the Court House door in Frederick City, Frederick County, Maryland, at public auction for cash, after giving public notice of the time, place, manner and terms of sale in some newspaper published in said County at least twenty days 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 the 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 mortgagors, and in case payment should be made after advertisement under said power, then