

provided, at the option of the Mortgagee.

VII. That the whole of said mortgage debt intended hereby to be secured shall become due and demandable after default shall have continued for thirty days in the payment of any monthly installment, as herein provided; or after default in the performance of any of the foregoing covenants or conditions shall have continued for thirty days.

And it is agreed that until default is made, the said Mortgagors, his, her or their heirs, or assigns may retain possession of the mortgaged property.

And the said Mortgagors consents that a decree may be passed for the sale of said property (the sale to take place after a default in any of the conditions of this mortgage, as herein provided), under the provisions of the Laws of Maryland, or any supplement thereto or this mortgage may be foreclosed and the property herein described sold, at any time after default, by the said Mortgagee, its successors or assigns, by Harry A. Kohlerman or John O. Dumler, its duly constituted Attorneys or Agents, under Article LXVI, of the Maryland Code Public General Laws, or under any other General or Local Law of the State of Maryland relating to mortgages; and the sale shall be made after giving twenty days' notice of the time, place, manner, and terms of sale in some newspaper printed in the County or City in which the land is situate; and the party selling may also give such other notice as he may deem expedient; and the terms of sale may be all cash upon ratification of the sale or such other terms as the party selling may deem expedient. And upon any sale of said property, under the assent to decree or the powers herein granted, the proceeds shall be applied as follows:

First, to the payment of all expenses incident to said sale, including a commission to the party making sale of said property equal to the commission usually allowed Trustees for making sale of similar property by virtue of a decree of a Court having equity jurisdiction, and a reasonable Attorney's fee to the Attorney conducting the foreclosure proceedings, but not less than fifty dollars;

Second, to the extinguishment of all claims of the Mortgagee, its successors or assigns; and

Third, the balance, if any, to the said Mortgagors, his, her or their heirs, or assigns.

Half of such commissions and all such expenses and costs shall be paid by the Mortgagors or his, her or their heirs, or assigns in the event that the mortgage debt shall be paid after any advertisement of said property, but before sale thereof.

The said Mortgagors covenants to warrant specially said lots of ground and to execute such further assurances thereof as may be requisite.

Witness the hands and seals of the said Mortgagors.

WITNESS: Helen F. Mock  
Helen F. Mock

Helen R. Combs  
Helen R. Combs

(SEAL)

State of Maryland, FREDERICK COUNTY, to wit:

I HEREBY CERTIFY, that on this 29th day of August, in the year one thousand nine hundred and fifty-two, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County, personally appeared Helen R. Combs, known to me to be the mortgagors named in the foregoing mortgage and he, she or they acknowledged said mortgage to be his, her or their act.

AS WITNESS my hand and Notarial Seal.

Place of  
Notarial  
Seal

Helen F. Mock  
Helen F. Mock,  
Notary Public.

My commission expires May 4, 1953

STATE OF MARYLAND, BALTIMORE CITY, to wit:

I HEREBY CERTIFY that on this 29th day of August, in the year one thousand nine hundred and fifty-two, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared John Lettner, President of said Mortgagee, and made