

veyed 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 Frazier T. Webb and Amelia Margaret Webb, 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 the said Amos A. Holter, Trustee in #16,601 Equity, or his successor or successors in trust, 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, 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 accrued expenses, counsel fees and only half commissions shall be paid by the said mortgagors.

Witness our hands and seals.

Test:

Frazier T. Webb (SEAL)
Frazier T. Webb

Dorothy E. Keyes
Dorothy E. Keyes

Amelia Margaret Webb (SEAL)
Amelia Margaret Webb

STATE OF MARYLAND,

Frederick County, to-wit:--

I hereby certify, That on this 1st day of June, 1951, before the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Frazier T. Webb and Amelia Margaret Webb, his wife, and did each acknowledge the foregoing mortgage to be their respective act and deed. And at the same time personally appeared before me Amos A. Holter, Trustee in #16,601 Equity, mortgagee herein, and made oath in due form of law that the consideration in the said mortgage is true and bona fide as therein set forth.

Given under my hand and seal the date above written.

Place of
Notarial
Seal

Dorothy E. Keyes
Dorothy E. Keyes

Notary Public

My Commission expires May 4, 1953.

Filed May 14, 1953