

weeks previous notice of such sale inserted in some newspaper published in Frederick County, of the time, place, manner and terms of sale, and such other notice as said trustee, or trustees shall think proper and to apply the proceeds of such sale to the payment in the first place, of all costs, charges and expenses attending such sale, including the usual commissions and reasonable counsel fees for preparing bond, report of sale and attending to the ratification thereof, and then to the payment of the promissory note aforesaid, or renewal thereof, with all interest due thereon, and the surplus if any, to pay the same to the said mortgagor or to its assigns.

And the said mortgagor hereby covenants and agrees that if it should default in the performance of any of the things herein covenanted to be done performed by it, and the property herein mortgaged shall be advertised for sale under the power of sale herein contained, then and if from any cause said sale shall not be made as provided in said advertisement of sale, in that event the costs and expenses of sale which have accrued up to the time of the discontinuance of said sale, including counsel fees, and one-half commissions upon the amount of the debt and interest thereon in this mortgage mentioned, shall be treated and construed as a part of the Mortgage debt herein mentioned, and the said mortgagor, covenants that it will pay the same as it hereby expressly covenants that it will pay the mortgage debt herein mentioned and the interest thereon.

And the said mortgagor further covenants and agrees with the said The Frederick-Town Savings Institution, that it will keep during the continuance of this Mortgage, the buildings erected on the said mortgaged premises, insured for a sum of not less than eight thousand Dollars, in some safe and reliable Fire Insurance Company, paying the premiums and assessments thereon as they fall due and payable, and that it will assign the policy of insurance or cause the same to be made payable to the said The Frederick-Town Savings Institution for its benefit in case of loss or damage by fire; and the said mortgagor further in like manner covenants and agrees that should it fail in this particular, and the said The Frederick-Town Savings Institution pay the premiums and assessments necessary to keep said policy of insurance in force, the same so paid, with interest thereon, shall be a lien on the said mortgaged property as though included in the first instance in