

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 Mamie I. Remsberg, 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 Ralph D. Fout, Mortgagee, 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 mortgagor, 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 mortgagor.

Witness my hand and seal.

Test: J. Vernon Coblentz
J. Vernon Coblentz

Mamie I. Remsberg (SEAL)
Mamie I. Remsberg

STATE OF MARYLAND

Frederick County, to-wit:--

I hereby certify, That on this 13th day of September, 1944,
before the subscriber, a Notary Public of the State of Maryland,