

the said mortgagors for themselves and for their executors, heirs and assigns do hereby covenant to pay when legally demandable.

BUT IF DEFAULT be made in the payment of any one monthly installment of principal and interest as above provided, or if default shall be made in the payment of the promissory note aforesaid, at maturity, or if renewed, default shall be made in the payment of any note or notes given in renewal thereof, or if default shall be made in the performance of any agreement, covenant or condition of this mortgage, then the entire mortgage debt shall be deemed due and demandable, and it shall be lawful for The Citizens National Bank of Frederick, a body corporate, or its Agent and Attorney, or for any assignee of this mortgage, at any time after such default, to sell the property hereby mortgaged, or so much thereof as may be necessary to satisfy and pay said debt, interest and all costs incident to making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs and assigns, and which said sales shall be made in the following manner, to-wit: Upon giving twenty days' notice of the time, place, manner and terms of sale, in some newspaper printed and published in Frederick County, Maryland, which time, place, manner and terms of sale shall be fixed by the mortgagee or party selling, and in the event of a sale of said property under the power hereby granted, the proceeds arising from such sale to apply first, to the payment of all <sup>expenses</sup> incident to making such sale, including all taxes assessed on the property hereby mortgaged, and commissions to the party making such sale of said property equal to the commissions allowed Trustees for making sale of property by virtue of a Decree of the Circuit Court for Frederick County, sitting in Equity, and a reasonable counsel fee, secondly, to the payment of all claims of the mortgagee and its assigns, under this mortgage, whether the same shall have been matured or not, and the surplus, if any, shall be paid to the mortgagors, their personal representatives or assigns, or to whomever may be entitled to receive the same; and