

thereof, or any part of either of them, at the time limited for the payment of the same, or in any agreement, covenant or condition of this mortgage; then the entire mortgage debt shall be deemed to be due and demandable; and the said Mortgagor hereby covenants and agrees that it shall be lawful for the said Fannie Condon, Administratrix of the estate of Albert W. Condon, deceased, her heirs or assigns, at any time after such default, to sell the said mortgaged premises, at the Court House, in Frederick City, Maryland, at public auction, for cash, and to grant and convey the said property to the purchaser or purchasers thereof; after having given at least twenty days' notice of the time, place, manner and terms of sale in some newspaper printed in said Frederick County, Maryland; and in the event of sale of said property, under the powers hereby granted, the proceeds arising from such sale shall be applied, first, to the payment of all expenses incident to such sale, including the usual commissions, and reasonable counsel fees, and secondly, to the payment of the single bill aforesaid, or any renewal or any note given in substitution thereof, with the interest due thereon, whether the same shall have then matured or not, and the surplus (if any there be) shall be paid to the said Mortgagor, his heirs or assigns, or to whosoever may be entitled to the same.

AND the said Mortgagor hereby covenants and agrees that if he should default in the performance of any of the agreements and covenants herein by him to be performed and the property herein mortgaged shall be advertised for sale, under the powers herein contained, and if for any cause said sale shall not be made, then the costs and expenses of sale which have accrued up to the time of discontinuance of said sale, including counsel fees, and one-half commissions on the mortgage debt and interest thereon, shall be treated and construed as a part of the mortgage debt herein mentioned, and the said Mortgagor covenants that he will pay the same as also the mortgage debt herein and the interest thereon.

AND the said Mortgagor, for himself, his heirs and assigns, does further covenant to insure, and pending the existence of this mortgage, to keep the improvements on the mortgaged premises fully insured in some reliable fire insurance company, and to cause the policy to be effected thereon to be so framed or indorsed, in case of fire, to inure to the benefit of the said Fannie Condon, Administratrix of the estate of Albert W. Condon, deceased,