

Provided that if the said mortgagors shall pay said mortgage debt and the interest thereon to accrue, when the same shall be due and payable, and shall perform all the covenants and conditions herein on their part to be performed, then this mortgage shall be void.

And the said mortgagors hereby covenant and agree that they will pay said mortgage debt and the interest thereon to accrue when the same shall be due and payable, and will keep the improvements on the hereby mortgaged premises in good repair and insured against loss by fire for the benefit of said mortgagees, in the sum of at least three hundred dollars and have the policy so framed or endorsed as, in case of loss, to inure to the mortgagees to the extent of their claim hereunder.

And it is mutuall agreed that until default be made in the payment of said mortgage debt and the interest thereon to accrue at the time limited for the payment of the same, or in any covenant or condition of this mortgage, the mortgagors shall possess the said property as their present estate therein.

But if default be made in the premises, then it shall be lawful for the mortgagees, their personal representatives or assigns, to enter upon said real estate and sell the same at public auction, after giving at least three weeks notice of the time, place, manner and terms of sale, by advertigment in some newspaper published in said Frederick County, once a week for three successive weeks prior to the day of sale, and to apply the proceeds of any such sale, first to the payment of the costs and expenses incident to such a sale, including the usual commission allowed by Courts of Equity and a reasonable counsel fee, then to the payment of the mortgage debt and the interest thereon and the surplus, if any, to be paid to the mortgagors or to whom ever may be entitled to the same.