

lands hereby intended to be conveyed.

TOGETHER with all and singular the buildings and improvements thereon, and the rights, privileges and appurtenances thereto in anywise appertaining.

PROVIDED, That if the said Mortgagors, their heirs or assigns, shall punctually pay or cause to be paid the debt hereby secured, with the interest as aforesaid, when and as the same shall become due and demandable according to the tenor of said promissory note as aforesaid, and shall do and perform all the covenants and conditions herein on their part to be performed, then this Mortgage shall be void.

AND it is agreed that until default be made in the premises, the said Mortgagors may hold and possess the aforesaid property, upon paying in the meantime all taxes on said property, all of which taxes, mortgage debt and interest thereon the said Mortgagors hereby covenant to pay when legally due and demandable, and further covenant to keep the property hereby conveyed in good condition and repair.

BUT in the event of default being made in the payment of the mortgage debt aforesaid, or of the interest thereon, in whole or in part, when the same shall be due, or in any agreement covenant or condition herein contained, then, and in either of said events, the entire mortgage debt intended to be hereby secured, and all interest thereon, shall immediately become due and demandable, and it shall be lawful for said Mack C. Eckenrode, his personal representatives, or assigns, or Bowie F. Waters, his attorney, who is hereby authorized, empowered and directed so to do, to sell, and in case of any default of any purchaser, to resell, the property hereby mortgaged, or so much thereof as may be necessary, at public auction to the highest bidder for cash, at the Court House door in Rockville, in said County, or on or near the mortgaged property.

AND upon the ratification of such sale by the proper Court, and the payment of the whole purchase money (and not before), to grant and convey the same to the purchaser or purchasers thereof, or to his, her or their heirs or assigns, free, clear and discharged of and from all claims of the parties to these presents; which sale shall be made