

in the manner following:

By giving at least twenty days' notice of the time, place, terms and manner of sale by advertisement inserted in some newspaper published in said Montgomery County, and such other notice as the party making sale may deem right and proper, with authority to postpone such sale, and the proceeds arising from such sale to apply in the first instance to the payment of all expenses incident to such sale, including a reasonable counsel fee and a commission of six per centum on the gross amount of such sale, to the party making it. Secondly, to the payment of all moneys due or owing hereunder, whether the same shall have then matured or not, together with all interest thereon which may have accrued and remain unpaid, up to the date of the ratification of the sale by the Court, and as to the balance to pay it over to the said Charles E. Boone and Helen M. Boone, his wife, or their heirs or assigns, or to whomsoever may be entitled to the same, upon delivery, to the purchaser, his heirs or assigns, of possession of the property so sold, less the expense if any of obtaining possession thereof.

AND the said Mortgagors further covenant and agree that should the above described property be advertised and not sold, then the party advertising shall be entitled to, and receive one-half the commission above provided, to be computed on the amount of the debt hereby intended to be secured, with costs and expenses incurred, and a counsel fee of Twenty-five dollars.

AND the said Mortgagors further covenant to insure forthwith, and, during the continuance of this Mortgage, to keep insured by some insurance company or companies, acceptable to the Mortgagee or his assigns, the improvements on the hereby mortgaged land, to the amount of at least its full insurable value and to cause the policy or policies issued therefor to be so framed or endorsed as, in case of fire, to inure to the benefit of the Mortgagee, his personal representatives or assigns, to the extent of his or their lien or claim hereunder, and to place said policy or policies forthwith in the possession of the Mortgagee. Should the Mortgagors or their grantee fail herein, and the premiums of said insurance be paid by the Mortgagee, then the amounts so paid shall be a lien on said mortgaged