

manner following, viz.: Upon giving twenty days' notice of the time, place, manner and terms of sale, in some newspaper published in Frederick County, and such other notice as by the said Mortgagee, its successors or assigns or Attorney, may be deemed expedient; and in the event of a sale of said property, under the powers hereby granted, the proceeds arising from such sale, to apply: First, to the payment of all expenses incident to such sale, including a counsel fee of Sixty dollars and a commission to the party making sale of said property equal to the commission allowed trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland; Second, to the payment of all claims of the said Mortgagee, its successors or assigns, under this Mortgage, whether the same shall have matured or not, and the surplus (if any there be), shall be paid to the said Mortgagors, their heirs, personal representatives or assigns, or whoever may be entitled to the same.

AND IT IS AGREED, that in the event of the property hereby mortgaged is advertised for sale, under the powers herein granted, and it is thereafter desired to redeem said Mortgage prior to the day of sale, there shall then be paid, as a condition of said right of redemption, at such time, not only the mortgage debt and interest, but also all costs and expenses properly incurred, including a counsel fee, as above stated, and one-half the commissions usually allowed trustees making sales of real estate in equity.

AND IT IS AGREED, that upon any default in any agreement, covenant or condition of this Mortgage, the said mortgagee, its successors or assigns, shall be entitled, without notice to the said Mortgagors, their heirs, personal representatives or assigns, to the immediate appointment of a receiver for the property hereby mortgaged, without regard to the adequacy or inadequacy of the property as security for the mortgage debt, and upon such default, whether or not a receiver be appointed, the rents and profits of the said property are hereby assigned to the said Mortgagee, its successors and assigns, as additional security.