

making said sale equal to the commission allowed trustees for making sales of property under a decree of a court of equity in Maryland; second, to the payment of all claims of the Mortgagee, its successors or assigns hereunder, whether the same shall have then matured or not; and, third, the balance, if any, to the said Mortgagor, his heirs, personal representatives, successors or assigns; and half of such commission and all such expenses and costs shall be paid by the Mortgagor, his heirs, personal representatives, successors or assigns, in the event that the mortgage debt shall be paid after any advertisement of said property, but before sale thereof.

And it is further agreed that upon a sale of the property hereby mortgaged, under the powers herein granted, any and all annual crops then pitched or cultivated on said land, by the party of the first part, or those claiming under him, shall pass with said land to the purchaser at said sale.

And it is covenanted that until default be made in any covenant or condition of this mortgage (but not thereafter), the said Mortgagor, his heirs, personal representatives, successors or assigns shall have possession of the property, upon paying in the meantime all taxes and assessments, dues and charges, either public or private, levied or assessed or to be levied or assessed on the mortgaged property. And the Mortgagor for himself, his heirs, personal representatives, successors or assigns covenants to pay, when legally due, the said mortgage debt and interest, taxes, assessments of every type or nature, dues and charges, either public or private, and upon payment thereof to exhibit to the Mortgagee the receipted bills thereof, at the place of business of the Mortgagee. And upon any default in any of the covenants of this mortgage, the Mortgagee shall be entitled, without notice to the Mortgagor, to the immediate appointment of a receiver of said property, without regard to the adequacy or inadequacy of the property as security for the mortgage debt; and upon any such default, whether or not a receiver be appointed, the rents and profits of said property are hereby assigned to the Mortgagee as additional security.

And the said Mortgagor covenants to keep the improvements on the land insured in such forms of insurance as may be required by the