

after such default, to sell the property hereby mortgaged, or so much thereof as may be necessary to satisfy and pay said debt, interest and all costs incident to making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her, or their heirs and assigns, and which said sales shall be made in the following manner, to-wit: Upon giving twenty days' notice of the time, place, manner and terms of sale in some newspaper printed and published in Frederick County, Maryland, which time, place, manner and terms of sale shall be fixed by the mortgagee or party selling, and in the event of a sale of said property under the power hereby granted, the proceeds arising from such sale to apply, first, to the payment of all expenses incident to making such sale, including all taxes assessed on the property hereby mortgage, and commissions to the party making sale of said property equal to the commissions allowed trustees for making sale of property by virtue of a Decree of the Circuit Court for Frederick County, sitting in Equity, and a reasonable counsel fee, secondly, to the payment of all claims of the mortgagee and its assigns under this mortgage, whether the same shall have been matured or not, and the surplus, if any, shall be paid to the mortgagors, their personal representatives or assigns, or to whomever may be entitled to receive the same; and

IT IS FURTHER AGREED that if the property aforesaid shall be advertised for sale and not sold under the provisions of this mortgage, then the party or parties rightfully so advertising the same shall be entitled to one-half the commissions above provided computed on the amount of the debt hereby secured and remaining unpaid, together with a reasonable counsel fee, expenses of advertising and other legal costs.

AND the said mortgagors, for themselves, and for their successors and assigns, do further covenant and agree with the said mortgagee that they will pay the mortgage debt aforesaid, and all interest that may accrue thereon, and that they will insure and pending the existence of this mortgage keep insured the improvements on the hereby mortgaged land to the amount of at least Twenty-five Hundred Dollars, and to cause the policy to be so framed or endorsed as in case of fire to enure to the benefit of said mortgagee and its assigns, to the extent