

TO HAVE AND TO HOLD the aforesaid parcel of land and premises unto and to the proper use and benefit of the said mortgagee and its assigns forever.

PROVIDED that if the said Robert L. Grove and Elizabeth F. Grove, his wife, shall pay or cause to be paid the aforesaid note according to the tenor thereof, together with all renewals and replacements thereof, and shall perform all the covenants 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 Robert L. Grove and Elizabeth F. Grove, his wife, their heirs and assigns, shall possess the aforesaid property upon paying in the meantime all taxes, insurance premiums and assessments, public dues and charges of every kind, levied, incurred or assessed, or to be levied, incurred or assessed, on the hereby mortgaged property, which taxes, insurance premiums, assessments, public dues and charges, mortgage debt and interest, the said mortgagors for themselves and for their executors, heirs and assigns, do hereby covenant to pay when legally demandable; but if default be made in the payment of said money or the interest thereon to accrue, or in any part of either one of them at the time limited for the payment of the said money or interest, or in any agreement, covenant or condition of this mortgage, then the said mortgagors agree that the entire mortgage debt shall be deemed due and demandable, and it shall be lawful for the Farmers & Mechanics National Bank of Frederick, a body corporate, or William M. Storm, its Agent and Attorney, or its assigns at any time 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