

simultaneously with the recording of these presents.

Together with all buildings, improvements, rights, ways, waters, commons, easements, benefits, privileges and appurtenances whatsoever thereunto belonging or in any wise appertaining.

Provided that if the said Lewis H. Knock and Pauline Z. Knock, his wife shall pay at maturity the promissory notes respectively given for said indebtedness of Fifteen Thousand and Five Thousand dollars of even date herewith by said Lewis H. Knock and Pauline Z. Knock, his wife mortgagors herein, payable six months after date and made payable to the said COMMERCIAL BANK OF MARYLAND, or order, and all renewals thereof, with all interest due thereon, and comply with all the covenants in this mortgage, then this mortgage shall be void, otherwise to be in full force and effect.

And the said mortgagors hereby covenant: That they are seized of the land hereby conveyed; that they have the right to convey said land and will warrant generally the same; that they will not suffer or permit any strip or waste of the mortgaged premises and will keep all buildings and improvements in good repair; and they also hereby covenant that they will pay the aforesaid mortgage debt and interest thereon when the same is due and payable, as herein above set forth and according to the tenor of said notes, and will keep the buildings and improvements on the said ground fully insured from loss by fire, pay the premiums of insurance and assign the policy to the said COMMERCIAL BANK OF MARYLAND, and will pay all taxes on the real estate hereby conveyed; and do further covenant that should they fail in paying the said taxes and insurance premiums and said COMMERCIAL BANK OF MARYLAND, should pay the same, then the amount of the taxes so paid and the amount of the premiums so paid, with interest thereon, shall be a lien on the mortgaged property, as though included in the first instance in the mortgage itself.

Provided that if default shall be made by the said Lewis H. Knock and Pauline Z. Knock his wife, in the payment of the said promissory notes at maturity, or any renewal thereof, when due, or of any interest thereon when due, or if default shall be made in the