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public debts or charges when the same shall become due and demandable, the legal holder of the debt hereby secured may do so and the amounts so paid shall become a part of the mortgage debt hereby secured and be payable with interest at the next maturing interest instalment.

AND IT IS AGREED AND COVENANTED that until default be made in the premises said parties of the first part, their heirs and assigns shall possess said land and premises. But if default be made in the payment of said mortgage debt, either principal or interest, in whole or in part as provided herein, or in case of any default being made in any covenant or condition of this mortgage, then, at the election of said party of the second part, its successors and assigns, the whole mortgage debt shall be deemed to be due and payable and it shall be lawful for said The Federal Land Bank of Baltimore, its successors and assigns, or its duly appointed attorney or agent to sell said land, or so much thereof as may be necessary, to satisfy said debt and interest and all costs incurred in making such sale and to grant and convey such property to the purchaser or purchasers, their heirs or assigns; and said sale shall be made after giving twenty days' notice of the time, place, manner and terms of said sale in some newspaper published in said county and such other notice as the legal holder of this mortgage may deem expedient; and the proceeds of sale shall be applied, first, to the payment of all expenses incident to such sale, including a commission to the party making such sale equal to the commissions allowable by courts of equity in this state to trustees for making sales of similar property, second, to the payment of said mortgage debt, as evidenced by said notes, and the residue, if any, shall be paid to said Daniel M. Woodward and Annie Elizabeth Woodward, his wife, their personal representatives or assigns.