recorded among the Land Records for Frederick County prior to or simultaneously with the recording of these presents,Provided that if the said Frank Hesson and Hettie M,Hesson,his wife,their executors,administrators or assigs,shall pay the promissory note aforesaid at maturity,or shall pay any renewal thereof,when such renewal note shall mature and be payable and shall perform each and every covenant in this mortgage contained,then this mortgage shall be null and void,And Provided that until default be made in the payment of the promissory note aforesaid at maturity,or of any renewal thereof when such renewal note shall mature and be payable, the said Frank Hesson and Hettie M,Hesson,his wife,shall possess the mortgaged premises as of their present estate therein,And Provided,that if default be made in the payment of the promissory note aforesaid at maturity,or of and renewal thereof when such renewal note shall mature and be payable, or in the performance or fulfillment of any covenant or agreement contained herein,then it shall be lawful for the said Citizens Savings Bank,of Thurmont,Frederick County,Maryland,or its assignee,or for James K,Waters as trustee,to sell the said property and premises hereby mortgaged in front of the Citizens Savings Bank,in Thurmont,Frederick County,Maryland,by public auction,for cash,after having given at least three weeks notice of the time,place,manner and terms of sale in some newspaper published in Frederick County,once a week,prior to date of sale,and to apply the proceeds of such sale to the payment in the first place of the expenses attending the sale,including the usual commissions and reasonable counsel fees for preparing bond,report of sale and attending to the ratification thereof,and then to the payment of the promissory note aforesaid,or renewal thereof,with all interest due thereon,and the surplus,if any, to pay the same to the said Frank Hesson and Hettie M,Hesson,his wife,their heirs or assigns.And the said Frank Hesson and Hettie M,Hesson,his wife, covenant with the said Citizens Savings Bank,of Thurmont,Frederick County, Maryland,that they will keep,during the continuance of this mortgage,the buildings erected on the said mortgaged premises insured for at least Two Thousand Dollars (2,000.00) in some safe and reliable insurance company, paying the premiums and assessments thereon as they fall due and payable, and that they will assign the policy of insurance to the said Citizens Savings Bank,of Thurmont,Frederick County,Maryland,for its benefit in case