

due, and will also pay all taxes and assessments against said property, and keep the improvements thereon in good repair and insured against loss by fire and other casualty in an amount not less than eighty-seven hundred and fifty dollars (\$8750.00) and have the policy of insurance so framed or endorsed as in case of loss to inure to the benefit of the said Albert S. Diehl and Ida K. Diehl, his wife, as tenants by the entireties, to the extent of their claim hereunder.

It is hereby mutually agreed that until default be made in the premises, the said Louise A. Stone shall possess the aforesaid property as of her present estate therein.

And if default be made in the payment of said mortgage debt or the interest thereon to accrue, at the time limited for the payment of the same, or in the performance of any covenant or condition of this mortgage, then it shall be lawful for the said Albert S. Diehl and Ida K. Diehl, his wife, their personal representatives or assigns, to sell the said real estate at public auction for cash at the Court House door in the city of Frederick, Frederick County, Maryland, or on the premises, such sale to be made after giving notice of the time, place, manner and terms of said sale by advertisement in some newspaper published in said Frederick County, Maryland, at least twenty days prior to the day of sale; and the proceeds arising from any such sale shall be first applied to the payment of all expenses incident to such sale, including the usual commissions allowed trustees to sell real estate under a decree of the Circuit Court for Frederick County, Maryland, in Equity, and a reasonable counsel fee, then to the payment of the mortgage debt and the interest thereon, and the surplus, if any, to be paid to the said mortgagor or to whomever may be entitled to the same.

And it is further agreed that if the said mortgage indebtedness or any part thereof be paid after the institution of any legal or equitable proceedings to collect such mortgage indebtedness, but before a sale of said premises, then and in such event