TWO (2) ACRES of land, more or less, and being the same tract or parcel of land mentioned and described in a deed dated August 4, 1915, from William E. Welty and wife to William J. Shorb, recorded in Liber H.W.B. No. 314, folio 58, one of the Land Records of said Frederick County.

PROVIDED, That if the said mortgagor, his heirs, executors, administrator or assigns, shall pay unto the said Herbert W. Roger and Ann G. Roger, his wife, or order, the single bill aforesaid, at maturity, or any renewal thereof, when such renewal note shall mature and be payable, and shall keep all covenants herein on his part to be performed, then this mortgage shall be null and void.

AND PROVIDED, That until default shall be made in the payment of the single bill aforesaid at maturity, or any renewal thereof when such renewal shall mature and be payable, or until default be made in any covenant herein contained, the said mortgagor shall possess the mortgaged premises as of his present estate therein.

AND PROVIDED, that if default be made in the payment of the single bill aforesaid at maturity, or if renewed, default shall be made in the payment of any renewal thereof, when the same shall mature and become payable, then it shall be lawful for J. Ward Kerrigan, of Emmitsburg, Md., or in the event of his death or declination, or inability from any cause, as trustee, then for any other trustee to be appointed by order of the Circuit Court for Frederick County, Maryland, as a Court of Equity, in the place of the said deceased or declining trustee, consent being hereby given by the said mortgagor, upon petition to be filed by the said mortgagees to said Court, for the appointment of such trustee, or for the assignee of the said Herbert W. Roger and Ann G. Roger, his wife, to sell the said property and premises hereby mortgaged, at the Court House door, in Frederick City, Md., or on the mortgaged premises at the election of the person authorized to sell, by public auction for cash, after having given at least three successive weeks previous notice of such sale by advertisement inserted in some newspaper published in said Frederick County, of the time, place, manner and terms of sale, and such other notice as said trustee, or trustees shall think proper, and to apply the proceeds of such sale to the payment in the first place of all costs, charges and expenses attending such sale, including the usual commissions, and reasonable counsel fees for preparing report of said sale and attending to the ratification thereof, and then to the payment of the single bill aforesaid, or any renewal thereof, with all interest due thereon and the surplus,