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 the buildings and improvements on the said premises fully insured from loss by fire in an amount of not less than Four Thousand, Five Hundred Dollars ($4,500.00), pay the premiums of insurance and assign the policy to the said The Bank of Brunswick, Mortgagee, and will pay all taxes on the real estate hereby conveyed; and further covenant that should they fail in paying the said taxes and insurance premiums and the said The Bank of Brunswick, Mortgagee, should pay the same, then the amount of the taxes so paid, and the amount of the premiums so paid, with interest thereon at six per cent (6%) per annum, 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 Lertie R. Powers, Jr., and Betty J. Powers, his wife, in the payment of the said promissory note, or any installment thereof, when due,or of any interest thereon when due, or if default shall be made in the performance of any of the covenants in this mortgage, then it shall be lawful for Emory V. Frye, Vice-President and Agent of The Bank of Brunswick, Mortgagee herein, or any assignee of this mortgage, to enter and possess and sell the said mortgaged premises at the Court House door in Frederick,Frederick County, Maryland, at public auction for cash, after giving at least three weeks' public notice of the time, place, manner and terms of sale in some newspaper published in said County at least once a week for three successive weeks prior to the day of sale, and to apply the proceeds of such sale to the payment of all expenses attending said sale, including Court costs, the usual chancery commissions, all counsel fees of the Mortgagee or assignee or party making the sale, and then to the payment of the said promissory note, with any interest due thereon, or any renewal thereof with the interest due thereon, so that all monies owing under this mortgage shall be paid, and to pay the amount of the taxes and insurance premiums paid by