agreements, conditions and covenants in said note and in this mortgage set forth, and further covenant to keep the premises hereby mortgaged in good tenantable repair in the judgment of the said mortgagee and its assigns, and any failure to make such repairs to constitute a default herein.

AND IT IS AGREED that until default be made in the premises the said Frank S. Lawrence, unmarried, his heirs and assigns, shall possess the aforesaid property upon paying in the meantime all taxes, insurance premiums and assessments, public dues and charges of every kind, levied, incurred or assessed, or to be levied, incurred or assessed, on the hereby mortgaged property, which taxes, insurance premiums, assessments, public dues and charges, mortgage debt and interest, the said mortgagor for himself and for his executors, heirs and assigns, does hereby covenant to pay when legally demandable; but if default be made in the payment of said money or the interest thereon to accrue, or in any part of either one of them at the time limited for the payment of the said money or interest, or in any agrement, covenant or condition of this mortgage, then the entire mortgage debt shall be deemed due and demandable, and it shall be lawful for the Farmers & Mechanics National Bank of Frederick, a body corporate, or William M. Storm, its Agent and Attorney, or its assigns at any time after such default, to sell the property hereby mortgaged, or so much thereof as may be necessary to satisfy and pay said debt, interest and all costs incident to making said sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs and assigns, and which said sales shall be made in the following manner, to-wit: Upon giving 20 days' notice of the time, place, manner and terms of sale in some newspaper printed and published in Frederick County, Maryland, which time, place, manner and terms of sale shall be fixed by the mortgagee or party selling, and in the event of a sale of said property under the power hereby granted, the proceeds arising from such sale to apply, first, to the payment of all expenses incident to making such sale, including the taxes assessed on the property hereby mortgaged, and commissions to the party making sale of said property equal to the commissions allowed Trustees for making sale of property by virtue of