and Cyrus J. Rudy, Executrix and Executor, respectively, of the last Will and Testamwnt of Lucinda M. Keller, deceased, by deed dated the 4th day of April, 1952, and recorded in Liber No. 501, folio 369, one of the Land Records of said Frederick County; as by reference to said deed will fully appear. SUBJECT to all the restrictions, covenants and conditions referred to in the aforegoing deed.

PROVIDED if the said mortgagor s their heirs or executors, administrators or assigns, shall pay to the said The Frederick-Town Savings Institution, or order, the single bill aforesaid at maturity, or shall pay any renewal thereof when such renewal note shall mature and be payable and keep all the covenants herein on the part of said mortgagors agreed to be performed, then this mortgage shall be void.

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

AND PROVIDED That if default shall 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 F. Ross Myers, of Frederick, Maryland, or in the event of his death, declination, or inability from any cause, then for Holden S. Felton, of Frederick, Maryland, as trustee, or in case of their, or his death, or declining to execute said trust, then for any other trustee, to be appointed by order of the Circuit Court for Frederick County, as a Court of Equity, in place of the said deceased or declining trustee, consent being hereby given by the said mortgagors, upon petition to be filed by the said mortgagee to said Court, for the appointment of such trustee, or for the assignee of said The Frederick-Town Savings Institution, 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 inserted in some newspaper published in 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 bond, report of sale and attending to the ratification thereof, and then to the payment of the single bill aforesaid or renewal thereof, with all interest due thereon, and the surplus, if any, to pay the same to the said mortgagor s or to their heirs or assigns

And said mortgagors covenant with said mortgagee they will not only pay said single bill, and the interest thereon and on all renewals thereof and the taxes thereon when due, but also pay at least the sum of dollars upon the principal of said single bill at each renewal thereof.

And the said mortgagor s hereby covenant and agree that if they should default in the performance of any of the things herein covenanted to be done and performed by them, and the property herein mortgaged shall be advertised for sale under the power of sale herein contained, then and if from any cause said sale shall not be made as provided in said advertisement of sale, in that event the costs and expenses of sale which have accrued up to the time of the discontinuance of said sale, including counsel fees, and one-half commissions upon the amount of the debt and interest thereon in this mortgage mentioned, shall be treated and construed as a part of the Mortgage debt herein mentioned, and the said mortgagors covenant, that they will pay the same as they hereby expressly covenant that they will pay the mortgage debt herein mentioned and the interest thereon.