

payments otherwise required by the land instalment contract, except with the consent of the mortgagor; such consent may be evidenced by the execution of a mortgage. Such mortgage shall contain the usual covenants by the mortgagor for the payment of the mortgage debt, the taxes on the mortgaged property and the ground rent, if any, and the premiums on fire and extended coverage insurance in an amount equal to the mortgage indebtedness, if obtainable, and if not then in the highest amount of such insurance obtainable. It shall also contain the usual remedies upon default by way of a power of sale to the mortgagee, his assigns or his attorney and/or a consent by the mortgagor to a decree for sale in pursuance of Sections 6 to 16, inclusive, of Article 66 of the Annotated Code of Maryland, as said sections were enacted by Chapter 12 of the Acts of 1950, or any amendments thereof. The deed and mortgage executed in pursuance of this section shall entirely supersede the land instalment contract.

120. (Default—Notice.) (1) When the vendee is in default in the payment of any sum due under a land instalment contract, or under any covenant, condition or requirement thereof, such default being expressed in the contract as a ground for forfeiture, the vendor shall, as a condition to the exercise of such right, **AND AS A CONDITION TO THE EXERCISE OF ANY RIGHTS OF FORECLOSURE, AS HEREINAFTER PROVIDED FOR, THE VENDOR SHALL, AS A CONDITION TO THE EXERCISE OF HIS REMEDY,** first serve written notice on the vendee of intention to terminate, at least thirty (30) days before such action may become effective.

(2) The notice shall state:

(a) the amount of the payments in default, and

(b) that the contract shall terminate on a designated day not less than thirty (30) days after the delivery or mailing of such notice, unless prior thereto the vendee shall have complied with the terms and conditions in regard to which the default has occurred.

(3) Such notice must be delivered to the vendee personally or be sent to him by registered mail to his last known address, **AND COMPLIANCE WITH THIS SUB-SECTION SHALL BE CERTIFIED TO BY APPROPRIATE AFFIDAVIT FILED IN PROCEEDINGS.**

(4) If the vendee on or before the date designated in the notice complies with the terms and conditions in respect to which the default has occurred, the contract shall continue in