

And whereas it was a condition precedent to making the aforesaid loan of purchase money as represented by the aforesaid promissory note that the same together with any and all renewals or part renewals thereof should be secured by the execution and delivery of this mortgage.

Now, therefore, in consideration of the premises and the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, the said Calvin Coolidge Kersey Sewell and Virginia L. Sewell, his wife, do hereby grant and convey unto the Centreville National Bank of Maryland, a body corporate, its successors and assigns, in fee simple, all the following described real estate, to wit:

All that lot or parcel of land situate, lying and being in the Fifth Election District of Queen Anne's County, Maryland, on the left or south side of the road leading from Queenstown through Grasonville to Kent Island Narrows, said lot being in the town of Grasonville and more particularly described as follows, to wit: Beginning for the same on the South side of said road where the lot hereby conveyed corners with the property of Evelyn Horney and running thence in a Southerly direction with the said Horney property a distance of two hundred ten (210) feet more or less to the property of Joseph J. Senge, formerly of Walter Jewell and wife, thence with the said last mentioned property in a Westerly direction the distance of Sixty (60) feet more or less to the said Senge property, thence also with the same in a Northerly direction a distance of two hundred ten (210) feet more or less to the South side of the road aforementioned, and thence with said road in an Easterly direction a distance of sixty (60) feet more or less to the property of the said Evelyn Horney and the place of beginning, containing one-quarter ($\frac{1}{4}$) of an acre of land more or less; being the same and all of the land conveyed unto the said Calvin Coolidge Kersey Sewell and Virginia L. Sewell, his wife, by Joseph K. Buckel and wife by deed bearing even date herewith and intended to be recorded among the land records of Queen Anne's County immediately prior hereto.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

PROVIDED, that if the said Calvin Coolidge Kersey Sewell and Virginia L. Sewell, his wife, their heirs, executors, administrators or assigns, shall well and truly pay to the said The Centreville National Bank of Maryland, its successors or assigns, the aforesaid sum of Thirty-nine Hundred Dollars (\$3,900.00) and interest as represented by the aforesaid promissory note and any and all renewals or part renewals thereof as above set forth, and shall perform all the covenants, conditions and agreements herein on their part to be performed, then this mortgage shall be void.

AND UNTIL default be made in any of the covenants of this mortgage the said Calvin Coolidge Kersey Sewell and Virginia L. Sewell, his wife, their heirs and assigns, shall possess said property.

AND the said Calvin Collidge Kersey Sewell and Virginia L. Sewell, his wife, their heirs, executors, administrators and assigns, hereby covenant to and with the mortgagee, its successors or assigns, to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon and on the property hereby conveyed, all costs and attorney's commissions and charges incurred in the collection of said debt and interest or any part of either, and to insure, and pending this mortgage to keep insured, the improvements on said premises to the amount of at least the insurable value thereof, in some Company or Companies approved by the said The Centreville National Bank of Maryland, its successors or assigns, and to have the said policy or policies so framed or endorsed that the proceeds arising from said policy or policies, in case of loss, shall be applied to the payment of the debt secured by this mortgage and to deliver, upon demand, to the mortgagee, its successors, or assigns, said policy or policies, and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value.

BUT in case of default in payment of said debt, or the interest to accrue thereon, or any part of either, as they severally fall due, or in any covenant, condition or agreement in this mortgage, then the whole debt intended hereby to be secured and all monies owing hereunder or secured hereby shall be due and demandable and the said The Centreville National Bank of Maryland, its successors or assigns, or THOMAS J. KEATING, JR., their hereby duly constituted Attorney for the purpose, are hereby authorized and empowered to sell said premises upon given twenty days previous notice of the time, place, manner and terms of sale by advertisement in a newspaper printed and published in Queen Anne's County, Maryland and such other notice as the party or parties selling may deem expedient, for cash, or for cash and credit, at the option of the person or persons making the sale, according to such terms as said party shall determine, and to apply the proceeds of sale to the payment of, first, all expenses incident to such sale, including compensation to the person or persons making sale the same as allowed to Trustees selling real estate under decree of the Circuit Court for Queen Anne's County, in Equity; second, all monies owing hereunder or secured hereby, or to be paid under the covenants hereof, whether the same shall have then matured or not; and third, the balance to the said Calvin Coolidge Kersey Sewell and Virginia L. Sewell, his wife, or the person or persons then entitled to the same.