

the amount of the insurable value in some Company or Companies approved by the said John Wilkinson Busted, his executors, administrators 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 this mortgage, and to deliver, upon demand, to the mortgagee, his executors, administrators 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 moneys owing hereunder or secured hereby shall be due and demandable and the said John Wilkinson Busted, his executors, administrators or assigns, or JAMES T. BRIGHT, his hereby duly constituted Attorney for the purpose, are hereby authorized and empowered to sell said premises upon giving 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, and such other notice as party selling may deem expedient, for cash or for cash and credit, at the option of the person making the sale, the credit payments, if any, to bear interest from date of sale, and to be secured by the note or notes of the purchaser, with security to be approved by the person making the sale, and to apply the proceeds of sale to the payment of first, all expenses incident to such sale, including compensation to the person 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 moneys owing hereunder or secured hereby, whether the same shall have then matured or not; and third, the balance to James K. Sewell, or whoever may be entitled to same.

AND it is hereby agreed that when default be made in any covenant or condition contained in this mortgage and when suit has been docketed in the proper Court for the purpose of the foreclosure of this mortgage under the power of sale above granted, the said John Wilkinson Busted, his executors, administrators or assigns, or JAMES T. BRIGHT, their said Attorney, shall not be required to receive and accept the principal and interest of said mortgage indebtedness in satisfaction thereof unless the tender of said mortgage indebtedness be accompanied by the payment of all expenses incurred to the time of said tender and a commission on the total amount of the mortgage indebtedness, principal and interest equal to one-half the commission allowed Trustees for making sale of real estate under decree of the Circuit Court for Queen Anne's County, in equity, and which said costs, expenses and commissions the said James K. Sewell, for himself, his heirs, executors, administrators and assigns, hereby covenants to pay.

Witness my hand and seal this twelfth day of May in the year nineteen hundred and sixteen.

Test:- J. McK. Tilghman.

JAMES K. SEWELL. (SEAL).

STATE OF MARYLAND.

QUEEN ANNE'S COUNTY, to wit:-

I hereby certify that on this twelfth day of May, in the year nineteen hundred and sixteen, before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared James K. Sewell and acknowledged the foregoing mortgage to be his act.

J. McK. TILGHMAN.

Justice of the Peace.

STATE OF MARYLAND.

QUEEN ANNE'S COUNTY, to wit:-