

lives and assigns, does hereby covenant to pay when legally demandable. But if default be made in payment of such money or the interest thereon to accrue, or any part of either one of them, at the time limited for the payment of the same or in any agreement, covenant or condition of this Mortgage then the entire Mortgage debt shall be deemed due and demandable; and it shall be lawful for the said William H. Walters Jr. his personal representatives and assigns or William J. Price, their Attorney or Agent, 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 incurred in making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs or assigns; and which sale shall be made in manner following, viz: upon giving twenty days notice of the time, place, manner and terms of sale, in some newspaper printed in Queen Anne's County, and such other notice as by the said Mortgage his personal representatives or assigns, may be deemed expedient; and in the event of a sale of said property under the powers hereby granted, the proceeds arising from such sale, to apply first to the payment of all expenses incident to such sale, including a commission to the party making sale of said property, equal to the commission allowed Justice for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland; secondly to the payment of all claims of the said Mortgage his personal representatives and assigns, under this Mortgage whether the same shall have then matured or not, and the surplus (if any there be) shall be paid to the said Mortgage his personal representatives or assigns, or to whoever may be entitled to the same. - and the said Edward A. Stallings for himself his personal representatives and assigns, does further covenant to insure, and pending the existence of this Mortgage, to keep insured the improvements on the hereby mortgaged land to the amount of at least their insurable value, and to cause the policy to be effected thereon, to be so framed or indorsed, as in case of fire, to issue to the benefit of the said Mortgage his personal representatives and assigns, to the extent of the lien or claim hereunder -

Witness, the hands and seals of the said Mortgagees

Test:

John O. Phillips.

Edward A. Stallings ^{his} ~~mark~~

Annie Amelia Stallings ~~mark~~

State of Maryland ²/₃
 Queen Anne's County ³/₃ to wit: I hereby certify, that on this 17th
 day of March, in the year One Thousand eight hundred and ninety
 two, before the subscriber, a Justice of the Peace of the State of
 Maryland, in and for Queen Anne's County, aforesaid, personally ap-
 peared Edward A. Stallings and Annie Amelia Stallings his