

the said stock becomes fully matured and of the value of one hundred dollars (\$100) per share, then this Mortgage shall be void. And the said Edward A. Stallings and Annie A. Stallings his wife, do hereby declare their assent to the passing of a decree of the Circuit Court of Baltimore City, or by any other Court of competent jurisdiction, for a sale of the property hereby mortgaged, in accordance with Article 4, Sections 692 to 704, inclusive, of the Maryland Code, Public Local Laws, Volume 1, as ratified and adopted by the General Assembly of Maryland at its January Session, 1888. And in case of any default being made in the payment of the aforesaid Mortgage debt, principal, premiums, dues, or interest, in whole or in part, at the time or times limited and mentioned for the payment of the same as aforesaid, or any default be made in any covenant or condition of this Mortgage, then the whole Mortgage debt hereby intended to be secured shall be deemed due and payable, and sale of said mortgaged premises may be made by such Trustees or Trustees named in such decree as may be passed, as aforesaid, for the sale of said property, or by the said The Baltimore Building and Loan Association of Baltimore City, its successors or assigns, or by Olin Bryan, their duly constituted Attorney or Agent, under Article 66, Sections 6 to 10, inclusive, of the Maryland Code, Volume 2, Public General Laws, or under any other General or Local Laws of the State of Maryland, relating to Mortgages. And upon any sale of said property under the power hereby granted, the proceeds shall be applied to the extinguishment of all claims of the said The Baltimore Building and Loan Association of Baltimore City, its successors and assigns, hereunder, whether the same shall have then matured or not, and to the payment of all expenses incident to such sale, including a commission to the party making sale, equal to the commissions allowed Trustees, making sale, by Courts having Equity jurisdiction in the State of Maryland. And it is agreed, that until default be made in the premises, the said Edward A. Stallings and Annie A. Stallings his wife, shall possess the aforesaid property upon paying, in the meantime, the premiums of one dollar on the first Saturday of each and every month, the interest of one dollar on the last Saturday of each and every month, and the dues of one and 2/10 Dollars on the last Saturday of each and every month, and also such fines and penalties as may be imposed upon the said Edward A. Stallings in accordance with its Act of Incorporation or By-Laws. And all taxes, assessments, public dues and charges levied or assessed, or to be levied or assessed, on said hereby mortgaged property and on the Mortgage debt and interest hereby intended to be secured, which ground rent and taxes, mortgage debt and interest, public dues, charges and assessments, the said Edward A. Stallings hereby covenants to pay, when legally demandable. And the said Edward A. Stallings further covenants to insure, and pending the existence of this Mortgage, to keep insured the improvements on the hereby mortgaged ground to amount of at least Two hundred Dollars, and to cause the Policy to be effected thereon to be so framed or indorsed, as in case of fire, to insure to the benefit of the said The Baltimore Building and Loan Association of Baltimore City, its successors or assigns, to