

curred 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 Mortgagee, 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 Mortgagee, his executors, administrators or assigns, or JOHN PALMER SMITH their 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, Maryland, State of Maryland, and such other notice as the party selling may deem expedient, for cash, or for cash or credit, at the option of the person making the sale, the credit payments, if any, to bear interest from day 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 the 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 the mortgagors, or whoever may be entitled to the 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 Mortgagee, his executors, administrator, or assigns, or JOHN PALMER SMITH 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 under said foreclosure proceedings, including all costs of advertisement, Court costs and 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 mortgagors, for themselves and for their heirs, executors, administrators and assigns, hereby covenant to pay.

Witness the hands and seals of the mortgagors.

TEST as to both
mortgagors:-

I. G. DENNY
I. G. Denny

SAMUEL JEROME STALLINGS (SEAL)

Samuel Jerome Stallings

LELA ANN STALLINGS (SEAL)

Lela Ann Stallings

State of Maryland, Queen Anne's County, to wit:-

I hereby certify, that on this 21st day of August, 1941, before the Subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Samuel Jerome Stallings and Lela Ann Stallings, his wife, and each acknowledged the foregoing Mortgage to be their respective act and deed.

And at the same time also before me personally appeared William E. Denny, Jr., Mortgagor, and made oath in due form of law that the consideration stated in the foregoing Mortgage is true and bona fide as therein set forth.

Witness my hand and Notarial Seal.

IDA G. DENNY
Ida G. Denny
Notary Public.

My commission expires: May 4, 1941

Notary
Public
Seal.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the Seventh day of August, in the year nineteen hundred and forty three, the following Release was brought to be recorded, to wit:-