

holstein cow named "Whiteface", our #6; Holstein Cow named "Buffalo", cow our No. 11; cow named "Blackeye", ear tag No. 173394; red cow, ear tag No. 250522; red cow, ear tag No. 279712; holstein cow being daughter of Pet; holstein springing heifer, our #19; holstein springing heifer; black holstein springing heifer, daughter of our #2, holstein heifer, our #14; big holstein herd bull; 14 young holstein heifers; 1 white Belgian Percheron named George; 1 gray Belgian Percheron named Doll; 1 gray Belgian Percheron named Major.

Together with all and singular the buildings and improvements thereon, and the rights, privileges and appurtenances thereto in any wise appertaining.

Provided, That if the said Mortgagors their heirs or assigns or personal representative, shall punctually pay or cause to be paid the debt hereby secured, with the interest as aforesaid, when and as the same shall become due and demandable according to the tenor of said promissory note as aforesaid, and shall do and perform all the covenants and conditions herein on their part to be performed, then this Mortgage shall be void.

And it is agreed that until default be made in the premises, the said Mortgagor may hold and possess the aforesaid property, upon paying in the meantime all taxes on said property, all of which taxes, mortgage debt and interest thereon the said Mortgagors hereby covenant to pay when legally due and demandable, and further covenant to keep the property hereby conveyed in good condition and repair.

But in the event of default being made in the payment of the mortgage debt aforesaid, or of the interest thereon in whole or in part, when the same shall be due, or in any agreement, covenant or condition herein contained, then, and in either of said events, the entire mortgage debt intended to be hereby secured, and all interest thereon, shall immediately become due and demandable, and it shall be lawful for said mortgagee or William V. Bouie and/or Albert M. Bouie its attorneys, who are hereby jointly or severally authorized, empowered and directed so to do, to sell, and in case of any default of any purchaser, to resell, the property hereby mortgaged, or so much thereof as may be necessary, at public auction to the highest bidder for cash, at the Court House door in Rockville, in said County, or on or near the mortgaged property.

And upon the ratification of such sale by the proper Court, and the payment of the whole purchase money (and not before), to grant and convey deliver and transfer the same to the purchaser or purchasers thereof, or to his, her or their heirs or assigns, free, clear and discharged of and from all claims of the parties to these presents; which sale shall be made in the manner following: By giving at least twenty days' ^{notice} of the time, place, terms, and manner of sale by advertisement inserted in some newspaper published in said Montgomery County, and such other notice as the party making sale may deem right and proper, with authority to postpone such sale, and the proceeds arising from such sale, to apply in the first instance to the payment of all expenses incident to such sale, including a reasonable counsel fee and a commission of five per centum on the gross amount of such sale, to the party making it. Secondly, to the payment of all moneys due or owing hereunder, whether the same shall have then matured or not, together with all interest thereon which may have accrued and remained unpaid, up to the date of the ratification of the sale by the Court, and as to the balance to pay it over to the said mortgagors, their heirs or assigns, or in whomsoever may be entitled to the same, upon delivery, to the purchaser, his heirs or assigns, of possession of the property so sold, less the expense if any of obtaining possession thereof.

And the said Mortgagors further covenant and agree that should the above described property be advertised and not sold, then the party advertising shall be entitled to, and receive one-half the commission above provided to be computed on the amount of the debt hereby intended to be secured, with costs and expenses incurred, and a counsel fee of twenty-five dollars.

And the said Mortgagors further covenant to insure forthwith, and, during the continuance of this Mortgage, to keep insured by some insurance company or companies,