And it is agreed, that, until default be made in the premises, the Henrietta T. Emory her heirs and assigns _____ shall possess the aforesaid property, upon paying, in the meantime, all taxes and assessments of every kind, 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 taxes, and assessments, mortgage debt and interest, (which mortgage debt is the sum of money specified in said note,) and all costs and commissions incurred in the collection of same _____ the said Edward B. Emory _____ for himself his _ heirs, executors, administrators, and assigns, does hereby covenant to pay when legally demandable unto the said John B. Brown, his personal representatives or assigns.

But in case of any default being made in any condition of this Mortgage, in whole or in part, then these presents are hereby declared to be made In Trust, and the said John B. Brown, his _____ executors, administrators, and assigns, or Edwin H. Brown, his or _____ their duly constituted Attorney or agent, are hereby authorized and empowered, to sell all the property hereby mortgaged, or so much thereof, as may be necessary; and to grant and convey the same to the purchaser or purchasers thereof, or to his, her, or their heirs or assigns: which sale shall be made in the following manner; by giving at least twenty days notice of the time, place, manner and terms of sale, in some newspaper published in Queen Anne's County, State of Maryland _____ : which time, place, manner and terms of sale may be such as said Mortgagee, or those making such sale may determine, and the proceeds arising from such sale, to apply; first, to the payment of all expenses incident to such sale, including a commission to whoever may make such sale, equal to such commissions as usually allowed on sales made under decrees of Courts of Equity in Maryland; secondly, to the payment of all moneys owing hereunder, whether the same shall have then matured or not; and, as to the balance, to pay it over to the said Henrietta T. Emory her _____ heirs, assigns or whoever may be entitled to the same.

And the said Edward B. Emory and Henrietta T. Emory his wife, jointly _____ for themselves, their _____ executors, administrators and assigns, do further covenant to insure, and pending the existence of this Mortgage, to keep insured, the improvements on the hereby mortgaged land, to amount of at least the insurable value of same _____ _____, and to cause the policy to be effected thereon to be so framed or indorsed as, in case of fire, to inure to the benefit of the said John B. Brown, his executors, administrators or assigns _____, _____ to the extent of his or _____ their lien or claim hereunder subject, however, to the prior lien or claim of said Mary E. Wallson under her mortgage

Witness, Our ___ hands and seals

TEST:

Geo. T. Wright

Edw. B. Emory SEAL

Henrietta T. Emory SEAL