cordance with an Act of the General Assembly of Maryland, passed at January Session, 1864, chapter 124, entitled "An Act to add certain additional sections to Article fourth of the Public Local Laws of Maryland, relating to mortgages;" or any supplements or additions thereto. And in case of any default being made in any agreement or condition of this mortgage, then the whole mortgage debt hereby intended to be secured shall be deemed due and payable, and a sale of said mortgaged premises may be made by the trustee or trustees named in such decree as may be passed as aforesaid, for the sale of said mortgaged property, or by the said firm of Wehr, Hobelmann & Gottlieb, their executors, administrators or assigns, or by J. S. Rosenthal their duly constituted attorney or agent, under Article LXIV., sections 5 to 9, inclusive, Maryland Code Public General Laws; and upon any sale made under the powers hereby granted, the proceeds shall be applied to the extinguishment of all claims of the said firm of Wehr, Hobelmann & Gottlieb, their representatives or assigns hereunder, whether the same shall have then matured or not.

And the said Elizabeth M. Berger hereby authorizes and empowers the said mortgagees or J. S. Rosenthal, their attorney, to sell the chattel property hereby mortgaged, upon such notice as the said mortgagees or their attorney may deem proper, said sale to be made in the event of a default in any of the terms and conditions of this mortgage.

And it is agreed that until default be made in the premises, the said Elizabeth M. Berger, her representatives

or assigns, shall possess the aforesaid property upon paying in the meantime all taxes on said hereby mortgaged property, and on the mortgage debt and interest hereby intended to be secured, as also all ground rents; which taxes, mortgage debt, ground rents and interest, the said Elizabeth M. Berger hereby covenants to pay when legally payable.

And the said Elizabeth M. Berger 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 eight thousand dollars, and to cause the policy to be effected therein to be so framed or endorsed as in case of fire to inure to the benefit of the said firm of Wehr, Hobelmann & Gottlieb, their representatives or assigns, to the extent of their lien or claim hereunder.

Witness the hand and seal of the said mortgagor.

Elizabeth M. her + mark Berger, (Seal)

Test:- Jacob S. Rosenthal.

All interlineations made before execution hereof.

E. F. Flaherty,

State of Maryland,

City of Baltimore, to wit:

I hereby certify that on this seventeenth day of November, in the year one thousand eight hundred and eighty-six, before the subscriber, a Justice of the Peace of the State of Maryland in and for the city of Baltimore aforesaid, personally appeared Elizabeth M. Berger, and acknowledged the foregoing mortgage to be her act; and now at the same time before me personally appeared also Frederick H. Gottlieb, one