

interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon and on the property hereby conveyed, all costs and attorney's commissions and charges incurred 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 The Centreville National Bank of Maryland, its successors 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 the debt secured by this mortgage and to deliver, upon demand, to the mortgagee its successors, 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 monies owing hereunder or secured hereby shall be due and demandable and the said The Centreville National Bank of Maryland, its successors or assigns, or THOMAS J. KEATING, JR., their hereby duly constituted Attorney for the purpose, are hereby authorized and empowered to sell said premises upon given twenty days previous notice of the time, place, manner and terms of sale by advertisement in a newspaper printed and published in Queen Annes County, Maryland and such other notice as the party or parties selling may deem expedient, for cash, or for cash and credit, at the option of the person or persons making the sale, according to such terms as said party shall determine, and to apply the proceeds of sale to the payment of, first, all expenses incident to such sale, including compensation to the person or persons making 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 monies owing hereunder or secured hereby, or to be paid under the covenants hereof, whether the same shall have then matured or not; and third, the balance to the said Leroy Owen Lewis and Elizabeth Anne Lewis, his wife, or the person or persons then entitled to the same.

AND it is hereby agreed that, in the event of a sale of any part of above described property under the power of sale hereinbefore expressed, all annual crops, pitched, planted or growing upon said property sold at the time of sale shall pass to the purchaser of said property.

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 granted the said The Centreville National Bank of Maryland, its successors or assigns, or THOMAS J. KEATING, JR. 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 Leroy Owen Lewis and Elizabeth Anne Lewis, his wife, their heirs, executors, administrators and assigns, hereby covenant to pay.

Witness our hands and seals the day and year herein first above written.

WITNESS:

KATHERINE C. O'NEAL
Katherine C. O'Neal

LEROY OWEN LEWIS (SEAL)
Leroy Owen Lewis

ELIZABETH ANNE LEWIS (SEAL)
Elizabeth Anne Lewis

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to-wit:-

This is to certify that on this 12 day of March 1947, before the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Leroy Owen Lewis and Elizabeth Anne Lewis, his wife, and did each acknowledge the within and foregoing mortgage to be their respective act and deed; and at the same time also personally appeared W. Ray Tabler, Cashier of The Centreville National Bank of Maryland, a body corporate, mortgagee, and made oath in due form of law that the consideration stated in said mortgage is true and bona fide as therein set forth and that he is the duly authorized officer of said body corporate to make this oath.

In testimony whereof I hereunto set my hand and Notarial Seal affix the day and year herein last above written.

KATHERINE C. O'NEAL
NOTARY PUBLIC

Katherine C. O'Neal

Notary
Public
Seal.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twentieth day of June, in the year nineteen hundred and fifty six, the following Release was brought to be recorded, to wit:-

For value received, The Centreville National Bank of Maryland, a body corporate, does here by release the within and foregoing mortgage, the promissory note described therein having been paid in full.