

the value of the land, for the purpose of taxing any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for state or local purposes or in the manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon shall, at the option of the mortgagee, without notice to any party, become immediately due and payable.

6. And in case proceedings for foreclosure are instituted, I, mortgagor, agree to and hereby assign the rents and profits arising or to arise from the mortgaged premises whether occupied by the owner or any person, firm, or corporation holding under or through the owner as additional security for this loan, and agree that any judge or jurisdiction may, in chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises and collect the rents and profits and apply the net proceeds (after paying costs of receivership) on the debt, interest, costs, and expenses, without liability to account for anything more than the rents and profits actually received.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents that if I, mortgagor, my heirs, executors, administrators or assigns, do and shall well and truly pay or cause to be paid to mortgagee the debt or sum of money above mentioned with interest thereon, if any is due according to true intent and meaning of the note, and any and all other sums that may become due and payable hereunder, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and effect.

And it is agreed by the parties that mortgagor shall be entitled to hold and enjoy the premises until default shall be made as herein provided.

WITNESS my hand and seal on this 12th day of October, 1975.

Witnesses:

James H. Leseuw

Charles A. Baker
Charles A. Baker

Janel S. Leam

Marilyn C. Baker
Marilyn C. Baker

STATE OF Maryland)
COUNTY OF Montgomery) ss:

Personally appeared before me Charles A. Baker and Marilyn C. Baker who, being duly sworn, says they they signed, sealed as their act and deed, the foregoing Deed of Trust.

Sworn to before me this 13th day of October, 1975.

Spencer A. Smith
Notary Public

(seal)

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