"Exhibit A."

No. 6980 Equity.

This Mortgage made this first day of June in the year One thousand eight hundred and ninety five, by William H. Biggs and Anna Belle Biggs his wife of Frederick County, State of Maryland, Witnesseth, Whereas, the said William H. Biggs, is justly indebted unto Robert Biggs in the full and just sum of Ten thousand, Two hundred and Seventy five dollars, for which sum the said William H. Biggs has executed and passed to the said Robert Biggs his seven promissory notes of even date herewith for the following amounts to wit; The first thereof for three thousand one hundred and seventy five dollars, The Second for Seventeen hundred dollars, The fourth for five hundred dollars, the fifth for Eleven hundred dollars, the sixth for twenty one hundred dollars, the Seventh for five hundred dollars, each note payable to the said Robert Biggs three years after with interest from date at the rate of Five percent, the interest payable semiannually. And whereas it was agreed that said indebtedness should be secured by the Execution of this mortgage. Now this Mortgage, Witnesseth that in consideration of the premises and of the sum of one dollar the said William H. Biggs and Anna Belle Biggs his wife do hereby grant and convey unto Robert Biggs his heirs and assigns in fee simple all the following described property situated in Frederick County State of Maryland, to wit: First all the right title and interest of the said William H. Biggs and Anna Belle Biggs his wife in and to all the real Estate of which Joshua Biggs late of Frederick County Maryland, died seized and possessed. Second all the right title and interest and of the said William H. Biggs and Anna Belle Biggs his wife in and to all that tract of land situated in said County and State, being the same tract of land which was granted and conveyed to William H. Biggs and James S. Biggs by Phebe S. Biggs and others by deed dated the 6th day of April 1891 and duly recorded in Liber W.J.P. No. 13 folio 482 &c, one of the Land Records of Frederick County. Third all that tract of land situated in said County and State, being the same tract of land which was granted and conveyed to the said William H. Biggs by Joshua Biggs and wife by deed bearing date the second day of April 1888, and duly recorded in Liber W.J.P. No. 6 folio 136 one of the Land Records of Frederick County, together with the buildings and improvements thereon; And the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining; To have and to hold the aforesaid parcels of ground and premises unto and to the proper use and benefit of the said Robert Biggs his heirs and assigns forever, Provided that if the said William H. Biggs his heirs personal representatives or assigns shall pay said promissory notes at maturity and the interest thereon according to their terms all shall perform all the covenants herein on his or their part to be performed then this mortgage shall be void. And it is agreed that until default be made in the premises, the William H. Biggs shall possess the aforesaid property upon paying in the meantime, all taxes and assessments public debts and charges 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 assessments, public dues, charges, mortgage debt and interest the said William H. Biggs for himself his heirs personal representatives and assigns doth hereby covenant to pay when legally demandable but if default be made in the payment of said money or the interest thereon to accrue or in any part of either one of them at the