No. 8119 Equity.

Grover. the receipt of which is hereby acknowledged. the said Alice le. Leaver. Marion P. Brown and William A. Brown, her husband. Augustus J. Weaver. John H. Nicholas, Jr. James Conway. Francis L. Brison and Lewis D. Brison, her husband, and Eliza G. Leaver do hereby grant and convey in fee simple unto the said Joseph H. Gaver all that lot or parcel of ground of which the said Sarah Ann Leaver died, seized, situate, lying and being in Frederick District, Frederick County, State aforesaid, and lying on the East side of East street in Frederick City, Frederick County aforesaid, and fronting on said East street thirty feet, more or less, and extending back for depth the same width or distance of one hundred and fifty feet, more or less, and being the same real estate which by Conveyed to the said Sarah Ann Leaver by deed of Alfred Thomas and wife dated 3rd. day of April in the year 1869 and recorded in Liber C. H. M. No. 8. folio 209. one of the Land Records of Frederick County, Maryland, as by reference thereto will appear, together with the buildings and improvements thereupon, and the rights, privileges, easements and appurtenances thereunto belonging. Provided that if the said Mortgagors, their heirs or assigns, shall pay the said note at maturity, together with the interest thereon, according to the tenor thereof, then this Mortgage shall be void. And Provided that should default be made in the payment of the said note at maturity, together with the interest thereon, according to the tenor of the same, it shall be lawful for the said Mortgagee, their heirs and assigns, to collect and receive the rents and profits of the said property, and after giving twenty days notice of the time and place of sale in some newspaper published in Frederick County, Maryland, to sell the property hereby mortgaged, or any part thereof, at public auction for cash, and to apply the proceeds of sale, after the payment of all taxes, insurance premiums and costs of sale, to the payment of the principal and interest due hereon, rendering the surplus, if any, to the said Mortgagors, their heirs or assigns. And the said Mortgagors, for themselves, their heirs, executors and administrators, do hereby covenant with the said Mortgagee, his personal representatives and assigns, that they will pay the said principal sum at maturity, together with the interest due thereon, according to the true intent and meaning of these presents. And the said Mortgagors, for themselves, their heirs and assigns, do hereby covenant with the said Mortgagee, his personal representatives and assigns, that they will insure and keep insured the buildings on the hereby mortgaged premises against loss and damage by fire in some reliable fire insurance company in a sum of not less than two hundred dollars, and that will place the policy of insurance so procured or effected, and will assign to the said Mortgagee, or his assigns, as further security hereof, in case of loss or damage by fire. And Provided that if default shall be made in the payment of the said principal sum, at maturity or at the interest thereon when due, the said Mortgagee, or Henry A. Leaver, his personal representatives and assigns, is and are hereby authorized to sell the hereby mortgaged premises by public auction for cash at the Court House Door in Frederick City, Frederick County, Maryland, after having given at least three weeks public notice of the time, place, manner and terms of such sale, by an advertisement inserted in some newspaper published in said Frederick County, on a week for three successive weeks prior to said sale, and by such other notice as shall be deemed necessary, and the proceeds of said sale shall be applied as follows, first to the payment of all costs and expenses attending the making of said sale, including counsel fee not exceeding five per centum on the amount due, all taxes, assessments, charges and charges by the said Mortgagee prior to the payment of the Mortgage debt in full, including the principal and interest thereon up to the time of payment, and finally the surplus, if any, shall be paid over to the said Mortgagors, their heirs or assigns.

Witness the hands and seals of the said Mortgagors.

Test: H. witness to
Marke. C. N. Eckstein

Alice le. Leaver (Seal)
Marie A. Brown (Seal)
William A. Brown (Seal)
Sharon A. Leaver (Seal)
Francis L. Brison (Seal)

Eliza Leaver (Seal)
John H. Nicholas (Seal)
Jas. Conway (Seal)
Lewis D. Brison (Seal)

As to Eliza le Leaver. John H. Nicholas Jr. James Conway. Lewis D. Brison.
Charles H. Mellikin.

State of Maryland, Frederick County, to-wit.

I hereby certify that on this 3rd day of August, in the year nineteen hundred and five, before me the subscriber a Notary Public of the State of Maryland, in and for Frederick County, personally appeared the said Marion P. Brown and William A. Brown, her husband, Sharon A. Leaver, and Francis L. Brison, now and for merly of Frederick County, Maryland, and each acknowledged the aforegoing mortgage to be their respective act and deed; and at the same time before me, and personally appeared the said Joseph H. Gaver, and made oath in due form of law that the consideration expressed in the aforegoing mortgage is true and bona fide as therein set forth. And also made oath in due form of law that he, the said Mortgagee, is the actual bona fide owner of the claim secured by the said mortgage, and that he has not entered into any agreement, understanding or combination with any person whomsoever to defraud, hinder or delay the said Mortgagors, their heirs or assigns, or any other person or persons whomsoever, and that he will not receive the benefit, directly or indirectly, of the said mortgage or any part thereof, except the amount actually paid by him for the same.

Witness my hand and notarial seal.
C. N. Eckstein J. P.

(Notarial Seal)

State of Maryland, Baltimore City, to-wit: I hereby certify that on this 3rd day of August in the year nineteen hundred and five before me the subscriber a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared the said John H. Nicholas Jr., James Conway, Lewis D. Brison, and Eliza G. Leaver, and they each acknowledged the aforegoing mortgage to be their respective act and deed.

Witness my hand and notarial seal.
Charles H. Mellikin.
Notary Public.

(Seal Circuit Court)

State of Maryland, Frederick County, to-wit.

I hereby certify that the foregoing is a true copy of the original mortgage as recorded in Liber C. H. M. No. 82. Folio 393. one of the Land Records for Frederick County, Maryland.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Frederick County, at Frederick Md. this 9th. day of January A. D. 1907.

Samuel T. Kefauver
Clerk for the Circuit Court for Frederick County, Md.

Exhibit No. 1. To Report of Sales. Frederick, Md. August 22-1906.

Six months after date we jointly and severally promise to pay to Joseph H. Gaver, or order, the sum of Sixty-five dollars for value received, with interest from date, at the rate of six per centum per annum.

This note is secured by Mortgage of even date herewith.

Witness to Mark
of Conway A. Leaver
C. N. Eckstein.

Alice le. Leaver
Francis L. Brison
Eliza G. Leaver
William A. Brown.
Sharon A. Leaver
Eliza le. Leaver (Seal)
John H. Nicholas.
Jas. Conway.
Lewis D. Brison.

Exhibit No. 2. To Report of Sales. Filed Jan. 9-1907.

Mortgagee Sale. By Virtue of a Power of Sale contained in a mortgage from Alice G. Leaver, unmarried, Marion P. Brown and William A. Brown, her husband, Sharon A. Leaver, unmarried, John H. Nicholas, Jr. Eliza G. Leaver to the undersigned Mortgagee, dated August 22-1906. and recorded in Liber C. H. M. No. 82. folio 393. &c. one of the Land Records for Frederick County, Maryland. I will sell at Public Auction for Cash, at the Court House door in Frederick City, Frederick County, Maryland, on Saturday, Dec. 29-1906. at 11.0'clock, A. M. all that lot or parcel of land situate in Frederick City, Frederick County, and being the same property conveyed unto the said Sarah Ann Leaver by Jacob Shank by deed dated April 3. 1869. and recorded in Liber C. H. M. No. 8. folio 209. one of the Land Records of said County. The improvements consist of a two story Stone Brick and frame Dwelling House, and Stabling &c.

Terms of Sale—Purchase money Cash. A deposit of $100= will be required at the time of sale from the purchaser. Conveyancing at the expense of the purchaser.

Jos. H. Gaver. Mortgagee.

Henry A. Leaver Auctioneer. Frederick, Md. December 29-1906.

I hereby acknowledge that I have this day purchased at Public sale from Joseph H. Gaver, Mortgagee, the real estate and premises mentioned and described in the aforegoing Advertisement of sale, upon the terms set forth at and for the sum of One hundred & twenty five Dollars. and I hereby agree to comply with the said terms of sale.

Mary A. Eckstein Purchaser.

Receiver's Certificate. Filed January 9-1907.

Frederick, Md. Jan 9-1907.

This is to certify that the annexed Mortgagee's Sale was published in "The Daily News" a newspaper published in Frederick County, once a week for three successive weeks before the 9th day of December, 1907.

The News, Y.