

NOW, THEREFORE, This Mortgage WITNESSETH; That for and in consideration of the premises and the sum of One Dollar, the said party of the first part does hereby bargain and sell, grant and convey unto the said THE FEDERAL LAND BANK OF BALTIMORE, its successors and assigns, the following described property, to wit; -

All that real estate situated in the fifth Election district, of said Frederick County along or near the public road leading from said Town of Emmitsburg, called the "Monroe Farm" and also a tract of land called the Ohler Purchase, Beginning for the same as now laid off at a large stone and running thence S. 59° W. 37½ perches., S. 45 E. 42 per. N. 69¼ E. 26 per. N. 58 E. 27½ per. N. 82½ E. 21.6 per. S. 80 E. 131 per. N. 15½ E. 21.1 per. N. 24 E. 8 per. N. 15 E. 35½ per. N. 22½ E. 37.1 per. N. 10 W. 15 per. N. 1 E. 20 per. N. 8 W. 4.1 per. N. 6 W. 1.2 per. N. 39 W. 50.3 per. N. 78 W. 18 per. N. 76 W. 20 per. N. 36½ W. 10 per. N. 16 E. 20.4 per. S. 64½ W. 87½ per. N. 40 W. 33.4 per. N. 62 W. 21 per. S. 30¼ W. 52½ per. S. 18 E. 48 per. S. 15 E. 20 per. S. 40 E. 39.4 per. to the place of BEGINNING, containing two hundred and thirty-four (234) acres, three (3) roads, and fourteen (14) square perches of land, more or less, and being the same land conveyed by Dr. Robert L. Annan to Robert L. Annan, Andrew A. Annan and Anna E. Horner by deed dated the 13th day of September, A. D. 1888, and recorded in Liber W. I. P. No. 6, folio 583, one of the Land Records of Frederick County; said Robert L. Annan and his wife, and said Andrew A. Annan and his wife, having conveyed their interest therein to said Anna E. Horner by deed dated March 31st, 1903, and recorded among the land records of said county in Liber D. E. H. No. 17, folio 169.

TOGETHER with all buildings and improvements and all rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the aforesaid parcel of ground and premises to and unto the proper use and benefit of the said Bank, its successors and assigns forever.

AND IT IS HEREBY covenanted and agreed with said Bank that said party of the first part is lawfully seized of said premises; that said party of the first part has a good right to sell or convey the same, and that the same are free and clear of all encumbrances.

PROVIDED that if the said party of the first part, or the heirs, personal representatives or assigns of said party of the first part, shall well and truly pay or cause to be paid the aforesaid principal sum and all interest thereon accrued, in accordance with the provisions for payment herein set forth, as and when the same may be due and payable, and shall perform all the covenants herein to be performed, then this mortgage shall be void.

The said party of the first part in the application for this loan, has made certain representations to said Bank as to the purpose or purposes for which the money loaned on this mortgage was borrowed. Such representations are hereby specifically referred to and made part of this mortgage.

This mortgage is made to said party of the second part as a Federal Land Bank doing business under the "Federal Farm Loan Act," approved July 17th 1916, and amendments thereto, and is hereby agreed to be in all respects subject to and governed by the terms and provisions of same.

The party of the first part shall pay simple interest on all defaulted or overdue from the date of such default.

In the event that party of the first part shall fail to pay any taxes, liens, judgments, or assessments against said premises when due, or to maintain insurance as herein provided for, the Bank may make such payments, or maintain such insurance, and the amount paid therefor shall become subject to the lien of this mortgage and bear interest from date of payment at the highest rate allowed by this State, not exceeding eight per cent, per annum.