

EXHIBIT A

THIS MORTGAGE made this 15th day of September, in the year nineteen hundred and fifty-one, by Peter H. Raun, Jr. (unmarried), of Frederick County, Maryland.

Whereas the said Peter H. Raun, Jr. is now indebted unto Luther W. Bartgis, or order, in the sum of one thousand dollars (\$1000.00) with interest from date at the rate of three percent per annum on the unpaid principal, in monthly installments of one hundred dollars (\$100.00) on the principal commencing on the 15th day of October, nineteen hundred and fifty-one, and on the 15th day of each month thereafter until the said sum of one thousand dollars (\$1000.00) has been paid in full with interest from date on the unpaid principal at said rate of three percent per annum, privilege being reserved to pay this debt in whole or in part in an amount equal to one or more monthly payments on the principal that are next due prior to maturity, as evidenced by his promissory note of even date herewith; said sum of one thousand dollars (\$1000.00) being part of the purchase money for the real estate hereinafter described and conveyed, and for the purpose of securing the payment of said note and the interest that may accrue thereon this mortgage is executed.

Now, therefore, in consideration of the premises, I, the said Peter H. Raun, Jr. do hereby grant and convey unto the said Luther W. Bartgis all that parcel of land situated in New Market District, Frederick County, Maryland, and being part of a tract of land called "Middle Plantation" containing 57-1/2 acres and eight square perches, more or less, and being all and the same real estate which was heretofore conveyed unto Marshall Bartgis, in fee simple, by deed from William O. Kolb, widower, and others dated June 2, 1941 and recorded in Liber 428, folio 459, one of the land records of Frederick County, Maryland, less the portion thereof containing 7.5 acres, more or less, which was heretofore conveyed unto Richard Bartgis and Effie M. Bartgis, his wife, as tenants by the entireties, in fee simple, by deed from the said Marshall Bartgis dated July 22, 1948 and recorded in Liber 472, folio 503, one of the land records of Frederick County, Maryland, and also