

~~South 48 degrees East 23 perches, North 38 degrees East~~
East 6 perches, ~~South 48 degrees East 23 perches, North 38 degrees East~~
~~expressly~~ North 35 1/2 degrees East 47 perches to the place of beginning,
containing 87 acres, 3 roods and 22 square perches of land, more or less.

BEING all and the same real estate heretofore conveyed unto Sam Starbuck, Jr. and Grace C. Starbuck, his wife, by Ira C. Kelbaugh and Catherine H. Kelbaugh, his wife, by deed bearing date on the 24th day of April, 1944 and recorded in Liber No. 442, folio 66, one of the Land Records of Frederick County.

PARCEL NO. II: Beginning at the end of the 11th or North 56 degree East 65 perch line described in a deed from Ira C. Kelbaugh and wife to Sam Starbuck and wife, dated the 24th day of April 1944, and recorded in Liber 442, folio 66, one of the Land Records of Frederick County, and running thence with the 12th line of said deed (1) South 48 degrees East 23 perches (or 379.5 feet) to the end of said line at a point in the County Road, thence with said road (2) South 68 3/4 degrees West 27.5 feet, thence by line of division now made and established (3) North 45 3/4 degrees West 19.4 feet to an iron pipe on the west side of said County road, thence (4) still North 45 3/4 degrees West 350.5 feet to an iron pipe in the 11th line, thence by and with said 11th line (5) North 56 degrees East 11.0 feet, more or less, to the place of beginning, containing 24 square perches of land, more or less.

BEING all and the same real estate heretofore conveyed unto Sam H. Starbuck and Grace C. Starbuck, his wife, by Charles F. Myers and Helen A. Myers, his wife, by deed dated the 28th day of March 1949 and recorded in Liber No. 479, folio 60, one of the Land Records of Frederick County,

BEING also all and the same real estate which was conveyed unto Gail J. Fink by Sam Starbuck, Jr., also known as Sam H. Starbuck, Jr., and Grace C. Starbuck, his wife, by deed bearing even date with these presents and intended to be recorded among the Land Records of Frederick County, immediately prior hereto.

TOGETHER with all the buildings and improvements thereon and all the rights, ways, roads, waters, privileges and appurtenances thereto belonging or in anywise appertaining, together with all the following described personal property, to-wit; 1 Ford Ferguson Tractor, 1 Manure spreader, 1 Spring tooth harrow (cultivator) 1 D Disc harrow, 1 Flat top wagon, 1 Scraper grader, 1 Turning plow, 1 Power fruit sprayer, 1 Power wood saw, 1 Tractor mower, 1 Gasoline power lawn mower, 1 Power take off equipment, 1 pulley, 1 shaft, 900 to 1000 Fruit boxes, baskets, picking equipment, ladders, etc., and a quantity of various fertilizers.

TO HAVE AND TO HOLD the above described pieceS or parcelS of land and premises unto and to the proper use and benefit of said mortgageeS, their heirs, successors and assigns, forever, in fee simple.

PROVIDED, if the said mortgagorS, their heirs, successors or assigns, shall pay to the said mortgageeS, or order, the notes aforesaid at maturity and the interest thereon, or shall pay any renewal thereof when such renewal note shall mature and be payable and the interest thereon, and keep all the covenants herein on the part of the said mortgagorS agreed to be performed, then this mortgage shall be void.

AND PROVIDED, until default be made in the payment of the notes aforesaid at maturity, and the interest thereon, or of any renewal thereof when such renewal shall mature and be payable, and the interest thereon, or until default be made in any covenant herein contained, the said mortgagorS shall possess the mortgaged premises as of their present estate therein.

AND THE said mortgagorS for themselves, thier personal representatives, heirs, successors and assigns, do expressly covenant and agree with the said mortgageeS;

THAT they will pay the indebtedness as hereinbefore provided;