

At the request of Samuel C. Ramsburg the following Mortgage is received for record and recorded July 16th 1912 at 3.42 o'clock P.M.

Test, Harry W. Bowers Clerk

This Mortgage made this 16th day of July in the year Nineteen Hundred and Twelve, by us Roy E. Grams and Agnes C. Grams, his wife, of Frederick County and the State of Maryland,

Witnesseth, that in consideration of the sum of Five Thousand and Five Hundred Dollars, in which amount we, the said Roy E. Grams and Agnes C. Grams, owe and stand indebted unto Samuel C. Ramsburg, of the County and State aforesaid, as is evidenced by our joint and several promissory note of even date with this Mortgage, payable one year after date thereof, with interest at the rate of Five and one half per centum per annum, said interest payable semi-annually; and the further sum of one Dollar paid to us, by the said Samuel C. Ramsburg, the receipt of which, by us, is hereby acknowledged, we the said Roy E. Grams and Agnes C. Grams, his wife, do grant and convey unto the said Samuel C. Ramsburg, all the following real estate to wit: All that tract or parcel of land situated in New Market District, in Frederick County and State of Maryland, containing one hundred acres of land, more or less, being the same tract or parcel of land that was conveyed to the said Samuel C. Ramsburg by Joseph G. ^{Miller} of D, and Margaret A. Miller, his wife, by deed bearing date April 1st. A.D. 1911, and recorded in Liber H.W.B. No. 396, Folio 137 &c., one of the Land Records of said Frederick County, as by reference thereto for metes and bounds, courses and distances, will more fully and at large appear and being the same tract of land, with the improvements thereon, that was conveyed to the said Roy E. Grams and Agnes C. Grams, by deed bearing date the 22d. day of June, A.D. 1912 and which said deed is intended to be recorded prior to this Mortgage., together with all the improvements thereon, and all the rights, ways and appurtenances thereto belonging and in any manner appertaining.

Provided, that if the said Roy E. ^{Grams} and Agnes C. Grams, his wife, or their personal representatives or assigns, shall pay the said promissory note at maturity, with all interest due thereon, or any renewal thereof, and shall perform each and every covenant in this mortgage contained, then this mortgage shall be null and void.