

Recorded March 2, 1961 at 10:45 A. M.

THIS MORTGAGE, made this 1st day of March 1961, by

Sterling C Keeney and Doris J Keeney, his wife,

WITNESSETH: WHEREAS, the aforesaid mortgagors, Sterling C Keeney and Doris J Keeney, his wife, are justly indebted unto Austin F Foland and P Lillian Foland, his wife, or order, in the principal sum of Six thousand six hundred Dollars (\$6,600.00), as evidenced by their Single Bill of even date herewith, with interest from date at the rate of Six per centum (6%) per annum, on the unpaid balance until paid. Principal and interest shall be payable in monthly instalments of \$79.27, commencing on the 1st day of April, 1961, and on the 1st day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 1st day of March, 1970.

The right is reserved to repay at any time the entire indebtedness or any part thereof, but any part payment shall not be less than the amount of one principal instalment, prior to the 1st day of March, 1970, upon the payment of a premium of two per centum (2%) of the face amount of this mortgage.

If default be made in the payment of any instalment under this note, and if such default is not made good prior to the due date of the next such instalment, the entire principal balance and accrued interest shall at once become due and payable without notice at the option of the holder of said note. Failure to exercise the option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

For better securing the payment of said Note at maturity and the interest thereon, or any Single Bill, Note or Notes that may be given hereafter in renewal of the same or any part thereof, said Mortgagors do hereby execute this Mortgage.



NOW, THEREFORE, This Mortgage Witnesseth: That for and in consideration of the premises and the sum of Ten Dollars (\$10.00), in hand paid We the said Sterling C Keeney and Doris J Keeney, his wife, do hereby grant and convey in fee simple unto Austin F Foland and P Lillian Foland, his wife, their

heirs, successors or assigns, all that parcel of land located on the South side of the State Highway Route 26 (Frederick to Libertytown), in the village of Mount Pleasant, Mount Pleasant District, Frederick County, Maryland, and more particularly described as follows: beginning for the same at galvanized masonry nail driven in the center of said highway at the northeast corner of the lot described in the deed from John E Main and Selma B Main, his wife, to the said Charles Edward Hoffman and Beulah M Hoffman, his wife, in fee simple, dated January 31, 1930 and recorded in Liber 372, folio 500, one of the land records of Frederick County, Maryland, said point being located North 9 degrees East 16.8 feet from a stake in the end of a concrete base wall on said lot, and running thence with the center of said highway (1) North 83 degrees 10' West 103.3 feet to galvanized masonry nail in the center of said highway, and running thence by a line of division now made through the middle of a nine feet paved roadway (2) South 7 degrees 30' West 197.4 feet to galvanized masonry nail in the middle of the Mount Pleasant-McKaigh Road, and with the middle of said road (3) South 72 degrees 30' East 99.2 feet to galvanized masonry nail in the east boundary line of the whole lot, and with same (4) North