

Mortgage

Recorded May 11, 1962 at 10:45 A.M.

This Mortgage, Made this 27th. day of April, in the year nineteen hundred and sixty-two by and between Ralph H. Harrison and Naomi M. Harrison, his wife, Mortgagors of Frederick County in the State of Maryland, of the first part, and Ridge Pike Builders, Inc. of Conshohocken, State of Pennsylvania, Mortgagee, of the second part:

Whereas, the Mortgagor, stand held and firmly bound unto the said Mortgagee, in the sum of (\$15,599.52---)

Lawful money of the United States of America, conditioned for the payment to the above named Mortgagee, at its office in Conshohocken, Montgomery County, Pennsylvania, of the just sum of \$15,599.52-----lawful money as aforesaid in eighty-three monthly installments of not less than \$114.28----each and a final installment of \$6,114.28---- the first installment to be paid within 60 days after execution thereof and the succeeding installments on or before the first day of each and every month thereafter until the aforesaid just sum is fully paid. The privilege is reserved to the Mortgagor to pay the obligation in whole or in part at any time and the Mortgagor agrees that in the event of any such pre-payment the pay-off balance shall be computed in accordance with the Rule of 78's as recommended by the American Bankers' Association.

To Secure the repayment of said Mortgage Debt and interest when and as the same become due and payable these are executed.

Now This Mortgage Witnesseth, That in consideration of the premises and of the sum of One Dollar, the said Ralph H. Harrison and Naomi M. Harrison, his wife, do grant and convey unto Ridge Pike Builders, Inc., its successors and assigns, in fee simple, together with, and including all that certain lot or piece of ground with the buildings and improvements to be thereon erected more particularly described: All that lot or parcel of land situate, lying and being in the

Frederick County, State of Maryland, and which is more particularly described as follows:

ALL THAT LOT OR PARCEL OF LAND situate along the public road leading from Sabillasville to Emmitsburg, in Hauvers Election District, Frederick County, Maryland, beginning for the same at the intersection of two stone fences on the west side of the aforesaid public road, said point being on the boundary line of lands now or formerly owned by the Farmers State Bank of Emmitsburg, Maryland, and running thence with the lands of the said Bank, North 83° West 14 perches to a planted stone, thence with other lands now or formerly owned by Martin C. Tresler, North 13½° East 10.8 perches, thence North 46° West 4.5 perches, thence North 24° East 15.22 perches, thence South 88½° East 22.64 perches to a planted stone on the boundary line of lands now or formerly owned by Lewis Harbaugh, thence with the latter lands, South 4° West 10.4 perches to a planted stone, thence South 33° West 22.56 perches to the place of beginning, containing 3 acres and 35 square perches of land, more or less. SUBJECT, however, to an easement for the use of a roadway across a portion of the aforesaid real estate, as expressly granted and conveyed in a deed from the Grantor and the Grantees herein unto Joseph P. O'Hara, Jr. et. us., bearing even date herewith, and intended to be recorded among the Land Records of Frederick County, Maryland, prior to or simultaneously with the recording of these presents.

BEING the same premises which Alice R. Miller by Deed dated the 16th. day of February 1962 and Recorded in the Office for the Recording of Deeds in and for

the County of Frederick on the 20th. day of February 1962 in Deed Book 664, page 356 granted and conveyed unto Ralph H. Harrison and Naomi M. Harrison.

