

Recorded April 2, 1959 at 11:20 A. M.

THIS MORTGAGE, made this 1st day of April, 1959, by Clifford S. Bennett, unmarried, of Frederick County, in the State of Maryland, Mortgagor, -

WITNESSETH: WHEREAS, the said Clifford S. Bennett, Mortgagor, now stands indebted unto May H. Rutzahn of Frederick County, Maryland, Mortgagee, in the full and just sum of SIXTY-FIVE HUNDRED DOLLARS, (\$6500.00) for money borrowed upon his Single Bill of even date herewith, payable to the said Mortgagee or order, with interest at the rate of six (6) per cent per annum, all payable at the rate of \$55.00 per month, to apply on principal and interest; the first of said payments to be made on the first day of May, 1959, and like sums on the first day of each month thereafter until the full principal sum and all interest have been paid, and, to secure the payment of all of the obligations due and payable under said Single Bill and this Mortgage, the same has been executed and is a Purchase Money Mortgage.

The Mortgagee and the Mortgagor agree that the Mortgagor may anticipate or accelerate the payments by making larger or more frequent payments, but at least the regular monthly payments of \$55.00 as specified herein must be made.

NOW, THEREFORE, This Mortgage Witnesseth: That for and in consideration of the premises and the sum of Ten Dollars (\$10.00), in hand paid to me, I, the said Clifford S. Bennett, Mortgagor, -

do hereby grant and convey in fee simple unto May H. Rutzahn, Mortgagee, her -

heirs, successors or assigns, all that lot or part of a lot or parcel of land, situated, lying and being in Frederick City, Frederick County, Maryland, and more particularly described as follows:

ALL that lot fronting on the west side of South Market Street, in the City and County of Frederick, State of Maryland, seventeen and one-half (17½) feet, more or less, with a depth of one hundred sixty (160) feet, more or less, and known as 345 South Market Street, -

AND BEING the same land and premises referred to and described in the deed from Bessie V. Clay and Jesse Clay, her husband, to Nathan A. Dorsey and Willena L. Dorsey, his wife, dated June 27, 1956, and recorded in Lib. 566, at fol. 255, one of the Land Records of Frederick County aforesaid.