

Recorded March 31, 1967 at 10:55 o'clock A. M.

No 26,578 Equity
Erlyest Mortgage
Filed Sept 28, 1976

PURCHASE MONEY

THIS MORTGAGE, made this 30th day of March 19 67, by

Paul L. Brown and Mary E. Brown, his wife, (the said Mary E. Brown being formerly Mary E. Barton), and Gracie E. Jones.

WITNESSETH: WHEREAS, the said Paul L. Brown and Mary E. Brown, his wife, now stand indebted unto the Western Maryland Trust Company, a body corporate of the State of Maryland, or order, for value received, in the full and just sum of Nine Thousand Dollars (\$9,000), as evidenced by their joint and several note of even date herewith, with interest from date at the rate of six per centum (6%) per annum on the unpaid balance due from time to time, principal and interest being payable at the Western Maryland Trust Company in Frederick, Maryland, or at such other place as the holder hereof may designate in writing in monthly installments of Seventy-five Dollars and Ninety-five Cents (\$75.95), commencing on the 30th day of April, 1967, and on the 30th day of each and every 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 30th day of March, 1982.

The right is reserved to repay at any time without premium or fee, the entire indebtedness or any part thereof, provided that no part payment shall be less than one principal installment.

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

Presentment, protest and notice are waived.

And, for the better securing the payment of said debt and interest thereon, or any note or notes given in renewal of the same, or any part thereof, the said mortgagors do hereby execute this mortgage as a condition precedent to the making of the aforesaid loan.

Said sum so secured representing part of the purchase price of the first parcel hereinafter conveyed.

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 Paul L. Brown and Mary E. Brown, his wife, do hereby grant and convey in fee simple unto Western Maryland Trust Company, a body corporate of the State of Maryland, its

heirs, successors or assigns, all that lot, piece of lot, or parcel of land, situate, lying and being on the North side of West South Street, in the City and County of Frederick, State of Maryland, and known and designated as No. 403½ thereon, and being all and the same real estate conveyed by Helen Rhoads Wachter and Grayson P. Wachter, her husband, unto Raymond E. Starr and Marie C. Starr, his wife, by deed dated July 21, 1954, and recorded in Liber 533 folio 449, one of the Land Records of Frederick County, and all and the same real estate conveyed unto Paul L. Brown and Mary E. Brown, his wife by Raymond E. Starr and his wife, by deed of even date herewith, intended to be recorded just prior to or simultaneously with the recording of this mortgage among the Land Records of Frederick County.

And for the consideration aforesaid, the said Mary E. Barton Brown and Gracie E. Jones, do hereby grant and convey in fee simple unto Western Maryland Trust Company, a body corporate of the State of Maryland, its successors or assigns, all that lot or parcel of land