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JWR# 2-035 A

VA Form 26-6318c (Home Loan)
Nov. 1974. Use optional.
Section 1810, Title 38 U.S.C.
Acceptable to Federal National
Mortgage Association.

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MARYLAND

DEED OF TRUST

Rec'd for Record Jan. 7 1976 AM 11:22 Clerk A. M. Combs Day Recorded & Ex'd per Charles C. Keller, CLK

THIS DEED, made this 29 day of December, 1975, by and between

STEVEN MICHAEL ROBESON and CAROLYN J. ROBESON, his wife, of Box 63, Pyrite Court,
Middletown, Maryland 21769

JAN-7-76 B #24620 ***15.00

party of the first part, and RICHARD L. COVER and THOMAS F. IRETON, Trustee,
as hereinafter set forth, party of the second part:

WHEREAS, the party of the first part is justly indebted unto JAMES W. ROUSE & COMPANY,

INCORPORATED, whose Post Office address is P. O. Box 905, Columbia, Maryland 21044

, a corporation organized and existing under the laws of the State of Maryland, in the principal sum of THIRTY-SEVEN THOUSAND EIGHT HUNDRED AND No/100ths -----Dollars (\$ 37,800.00), with interest from date at the rate of seven and three-^{quarter} per centum (7 3/4 %) per annum on the unpaid balance until paid, for which amount the said party has signed and delivered a certain promissory note bearing even date herewith and payable in monthly installments of TWO HUNDRED SEVENTY-ONE AND 03/100ths ----Dollars (\$ 271.03), commencing on the first day of February, 1976, and continuing on the first 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 first day of January, 2006. *

AND WHEREAS, the party of the first part desires to secure the prompt payment of said debt, and interest thereon, when and as the same shall become due and payable, and all costs and expenses incurred in respect thereto, including reasonable counsel fees incurred or paid by the said party of the second part or substituted Trustee, or by any person hereby secured, on account of any litigation at law or in equity which may arise in respect to this trust or the property hereinafter mentioned, and of all money which may be advanced as provided herein, with interest on all such costs and advances from the date thereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that the party of the first part, in consideration of the premises, and of one dollar, lawful money of the United States of America, to the parties of the first part in hand paid by the party of the second part, the receipt of which, before the sealing and delivery of these presents, is hereby acknowledged, has granted and conveyed, and does hereby grant and convey unto the party of the second part, as Trustee, its successors and assigns, the following-described land and premises, situate in the county of Frederick and State of Maryland, to wit:

BEING KNOWN AND DESIGNATED as Lot No. 19, Block N as shown on Plat entitled "Section 1-A, Final Plat Fountaindale South, Sheet 2 of 3" and recorded among Land Records of Frederick County in Plat Book 10, folio 165. Improvements thereon being known or formerly known as Box 63, Pyrite Court.

Being the same lot of ground described in Deed of even date herewith and intended to be recorded prior hereto among the Land Records of Frederick County from The Ryland Group, Inc. to the parties of the first part.

"Borrower acknowledges that the sum so received from Lender under the Note secured by this Deed of Trust is, in whole or in part, the purchase money of the property secured hereby."

together with all the improvements in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the party of the first part, of, in, to, or out of the said land and premises; and all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness herein mentioned; including but not limited to: range GE model J-302, wall/wall carpeting, smoke detector Artolier S-7671, range hood ductless Broan #31304, bath fan broan 664-50, dishwasher/disposal GE FO 252 & FC 100

15.00