Mailed to
Ryan Fin. Ser. Inc.
4-9-79

BOOK 47 PAGE 664

BOOK 1078 PAGE 246

271L

Rec'd for Record Mar 29 1979 At 1:57 P.M. Same Day Received & Ex'd per Charles C. Keller, Clk

PURCHASE MONEY

DEED OF TRUST

THIS DEED OF TRUST is made this 21st day of March, 19 79, among the Grantor, Frank G. Emerson and Pamela G. S. Emerson, his wife (herein "Borrower"), John P. Cooney and James N. Wright (herein "Trustee"), and the Beneficiary, RYAN FINANCIAL SERVICES, INC., a corporation organized and existing under the laws of Pennsylvania, whose address is 11820 Parklawn Drive Rockville Md. 20852 (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of Frederick, State of Maryland:

MAR 29-79 A #26255 ****339.91
MAR 29-79 A #26254 *****17.00

Lot numbered Twelve (12), Block lettered "G" in a subdivision known as "GLADE MANOR, SECTION ONE" as per plat recorded in Plat Book 18 at page 69 among the Land Records of Frederick County, Maryland. Being in the Walkersville Election District of Frederick County, Maryland.

This is to certify that this instrument was prepared under the supervision of John W. Underwood, Attorney duly admitted to practice before the Court of Appeals of Maryland.

Cecilia McIntosh

Recording Fee 17.00
Md. Stamp Tax 339.90
$356.90

which has the address of 9402 Daysville Ave. (Street), Walkersville (City),
Maryland 21793 (State and Zip Code) (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated 3/21/79 (herein "Note"), in the principal sum of SIXTY ONE THOUSAND NINE HUNDRED FIFTY AND NO/100 Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 6/1/2009; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Exhibit 1