

Handwritten: Sept 14 1982 At 3⁰³ Clerk P

DEED OF SUBSTITUTE APPOINTMENT

WHEREAS, James R. Trail, Jr. and Janice I. Trail, husband and wife, by a Deed of Trust dated December 2, 1977, and recorded among the Land Records of Frederick County, Maryland, in Liber 1037, folio 204, did grant and convey unto Robert E. Gearinger and C. Monroe Keeney, Trustees, certain real estate in said Deed of Trust described, in trust to secure the payment of the promissory note of even date with said Deed of Trust described; and

WHEREAS, the aforesaid Deed of Trust provides that the holder of the Note has the right, and is authorized and empowered to appoint by an instrument in writing, recorded in the County wherever the land is situated, a Substitute Trustee or Trustees in place and stead of any Trustee or Trustees appointed, who shall thereupon become vested with and succeed to all the title, power and duty hereby conferred upon the Trustees named herein, the same as if said Substitute Trustee or Trustees had been named original trustee in said Deed of Trust; and

#12.00

WHEREAS, Fredericktown Bank & Trust Company, a body corporate, duly organized under the banking laws of the State of Maryland, the "Beneficiary" named in said Deed of Trust, have in their possession the original Note secured by the Deed of Trust and are the legal holders and owners thereof, and are the only parties having any interest in the indebtedness secured by said Deed of Trust.

NOW, THEREFORE, by virtue of the authority contained in said Deed of Trust, the undersigned holder and owner of the indebtedness secured thereby do by these presents designate and appoint Howard R. Stepler, Jr., 18 West Church Street, Frederick, Maryland, as Substitute Trustee for the purpose of foreclosure, under the terms and conditions of said Deed of Trust as the successor trustee to Robert E. Gearinger and C. Monroe Keeney, with the same respect as if the said Howard R. Stepler, Jr., had been named the original trustee in the Deed of Trust.