

20. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property, including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Deed of Trust. The receiver shall be liable to account only for those rents actually received.

21. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to release of this Deed of Trust, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Deed of Trust when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Deed of Trust, not including sums advanced in accordance herewith to protect the security of this Deed of Trust, exceed the original amount of the Note.

22. Release. Upon payment of all sums secured by this Deed of Trust, Lender or Trustee shall release this Deed of Trust without charge to Borrower. Borrower shall pay all costs of recordation, if any.

23. Substitute Trustee. Lender at Lender's option may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder by an instrument recorded in the city or county in which this Deed of Trust is recorded. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

IN WITNESS WHEREOF, Borrower has executed this Deed of Trust.

TEST:

Sylvester Leroy Jackson (Seal) - Borrower

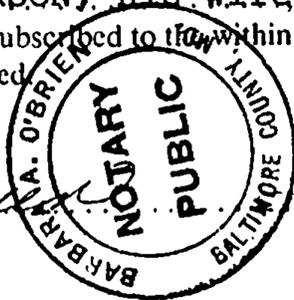
Barbara A. O'Brien (Seal) - Borrower

STATE OF MARYLAND, Baltimore City County ss:

I Hereby Certify, That on this 29th day of April, 1977, before me, the subscriber, a Notary Public of the State of Maryland, in and for the Co. of Baltimore, personally appeared SYLVESTER LEROY JACKSON and JEAN LOUISE JACKSON, his wife, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that he executed the same for the purposes therein contained.

AS WITNESS: my hand and notarial seal.

My Commission expires: 7/1/78 BARBARA A. O'BRIEN Notary Public

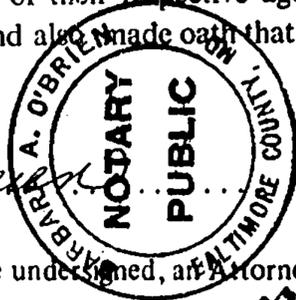


STATE OF Maryland, Baltimore City County ss:

I Hereby Certify, That on this 29th day of April, 1977, before me, the subscriber, a Notary Public of the State of Maryland, in and for the Co. of Baltimore, personally appeared JAMES D. LAUDEMAN, JR., the agent of the party secured by the foregoing Deed of Trust, and made oath in due form of law that the consideration recited in said Deed of Trust is true and bona fide as therein set forth and that the amount of the loan secured by the foregoing Deed of Trust was disbursed by the party or parties secured to the Borrower or to the person responsible for disbursement of funds in the closing transaction or their respective agent at a time no later than the execution and delivery by the Borrower of this Deed of Trust; and also made oath that he is the agent of the party or parties secured and is duly authorized to make this affidavit.

AS WITNESS: my hand and notarial seal.

My Commission expires: 7/1/78 BARBARA A. O'BRIEN Notary Public



This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

WALTER F. REED Attorney

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DEED OF TRUST

FROM SYLVESTER LEROY JACKSON and JEAN LOUISE JACKSON, his wife, TO EDWIN M. HURD and DAVID C. MCELROY, Trustees

INDEXED

Received for Record, 19 at o'clock M. Same day recorded in Liber No. Folio etc., one of the Land Records of and examined per Clerk

Cost of Record, \$

RECORDING OFFICER: PLEASE RETURN TO

STATE OF MARYLAND, FREDERICK COUNTY, RECEIVED FOR RECORD

CALLAHAN, CANNELL & LAUDEMAN ATTORNEYS AT LAW 210 EAST BALTIMORE STREET BALTIMORE, MARYLAND 21202

File No. 85586

Written by nch Approved by CHARLES C. KELLER, CLERK

Ready for Record