

Maryland

BOOK 50 PAGE 836  
BOOK 990 PAGE 536

EXHIBIT NO. 1

Rec'd for Record June 21 1976 At 10<sup>15</sup> o'clock AM Same Day Recorded & Ex'd per Charles C. Keller, CLK

4575

### MORTGAGE

Purchase Money  
THIS/MORTGAGE, made this 18th day of June 1976  
between Robert E. Muller and Ellen B. Muller, his wife

of the County of Frederick, State of Maryland, hereinafter called "Mortgagor", and  
THE FEDERAL LAND BANK OF BALTIMORE, hereinafter called "Mortgagee".

**JUN 21-76 A 222098 \*\*\*\*\*20.00**

WITNESSETH: THAT WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of Five Hundred  
Twenty-eight Thousand and no/100-----Dollars (\$528,000.00 )  
this day lent the Mortgagor by the Mortgagee;

AND WHEREAS, Mortgagor has executed and delivered to Mortgagee his promissory note bearing even date herewith,  
in the amount of Five Hundred Twenty-eight Thousand and no/100-----  
-----Dollars (\$ 528,000.00 )

with interest at eight and one-half percent (  $8\frac{1}{2}$  %) per annum; provided, however, that the Bank  
may increase said interest rate from time to time by giving to the Mortgagor thirty (30) days prior written notice, by ordinary  
mail, to the last known address of said Mortgagor; said principal and interest being payable on a repayment plan, the final  
installment of which becomes due and payable thirty (30) years after the date hereof, and provided that  
defaulted payments shall bear interest at the rate of four percent (4%) per annum above the billing rate then in effect, until  
paid, and the better to secure the payment of said principal and interest and any extension or renewal thereof, and the  
payment of all other sums and performance of all terms, covenants and conditions required of Mortgagor in accordance with  
the terms of this mortgage and the note secured hereby, this mortgage is executed and delivered.

NOW THEREFORE, in consideration of the premises and of One Dollar (\$1.00) said Mortgagor hereby grants and  
conveys unto said Mortgagee, its successors and assigns, in fee simple, all that certain land situate, lying and being in

Thurmont Election District, Frederick County, Maryland, and

more particularly described as follows:

Parcel No. 1: All of that certain tract or parcel of land situate,  
lying and being in Thurmont Election District, Frederick County, State of  
Maryland, containing 292 acres and 15 sq. perches of land, more or less,  
and being more particularly described as follows:

BEGINNING at a stone on the west side of a public  
road, the beginning point of "The Resurvey of Buck Forrest", also the  
beginning point of the deed from John C. Becker to Allen D. Hoover, dated  
January 20, 1893, recorded in Liber J.L.J. No. 3, folio 428, and running  
thence with the closing line of said deed reversed (magnetic bearings as  
of January 30, 1934) (1) South 1/2 deg. W. 154.4 perches to a stone on the  
south side of a public road, then (2) North 61-1/4 deg. E. 74.6 perches to  
a stone, (3) South 22-3/8 deg. East 67.5 perches to the beginning point  
of the deed from S. W. Horner, et al., to Isaac M. Fisher, dated October  
2, 1891, recorded in Liber W.I.P. No. 13, folio 635, and running thence  
with the closing line of said deed reversed (4) South 74-3/4 deg. East  
31.4 perches to the center of the Frederick Road, then with said road,  
(5) North 8-1/2 deg. East 69 perches (6) North 53-1/8 deg. East 32 perches,  
(7) North 30-3/4 deg. East 37 perches, (8) North 14-5/8 deg. East 35 perches,  
(9) North 11 1/2 deg. East 21 perches, (10) North 16 deg. East 68 perches to  
the end of the 19th line of deed from Allen G. Dorsey to Catherine Dorsey,  
dated September 22, 1914, recorded in Liber 312, folio 58, then leaving  
the Frederick Road and running with the last mentioned deed (11) North  
34-3/8 deg. West 40.5 perches, (12) South 61 deg. West 54.25 perches,