

5695

JUL 10 1981

BOOK 1150 PAGE 600

MAIL TO: GRANTEE

PURCHASE MONEY DEED OF TRUST

Rec'd for Record June 30 1981 at 3:19 O'clk P M Same Day Recorded & Ex'd per Chapter 11, etc.

THIS DEED OF TRUST is made this 18th day of June 1981, among the Grantor, MARK D. NAYLOR & JUDITH L. NAYLOR, his wife and ARREL P. NAYLOR & ETHEL M. NAYLOR, his wife (herein "Borrower"), WILLIAM L. KAPLAN and JAMES N. WRIGHT, JR. (herein "Trustee"), and the Beneficiary, RYAN FINANCIAL SERVICES, INC., a corporation organized and existing under the laws of the State of Pennsylvania, whose address is 547 Union Trust Bldg. Pittsburgh, Pennsylvania 15219 (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:

Lot Six (6), Block Eight (8), as shown on plat entitled "PLAT ONE, SECTION THREE, FARMBROOK", recorded among the land records of Frederick County, Maryland in Plat Book 23, at Plat No. 177.

\$19.00

RECD FEE 19.00

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which has the address of 5741 Charstone Court Frederick MD 21701 (herein "Property Address"); (State and Zip Code)

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 June 18, 1981 (herein "Note"), in the principal sum of Forty-Seven Thousand Three Hundred 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 July 1, 2011; 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.

MARYLAND-1 to 4 Family-7/76-FHMA/FNLMC UNIFORM INSTRUMENT

FILED JANUARY 18 1985