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BOOK 1115 PAGE 428

NOT 346653 41225

Book for Record May 23 19 80 At 3:01 o'clock P.M. Same Day Recorded & Filed per Clerk

51 PAGE 889

This form is used in connection with deeds of trust insured under the one-to four-family provisions of the National Housing Act.

PURCHASE MONEY

DEED OF TRUST

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

THIS DEED, made this 23 day of May, 19 80, by and between Jeri Anne Townley party of the first part and Harry E. Chesman and James A. Taylor, Trustee, as hereinafter set forth, party of the second part:

WHEREAS, the party of the first part is justly indebted unto Colonial Mortgage Service Company Associates, Inc.

MAY 23-80 B #24733 *****16.00

... a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, in the principal sum of Thirty Nine Thousand Six Hundred Dollars (\$ 39,600.00), with interest from date at the rate of Thirteen per centum (13.0 %) per annum on the unpaid balance until paid, for which amount the said party has signed and delivered a certain promissory note bearing even date herewith and payable in monthly installments of **SEE SCHEDULE A, ATTACHED Dollars (\$), commencing on the first day of July, 19 80, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of June, 2010.

AND WHEREAS, the party of the first part desires to secure the prompt payment of said debt, and interest thereon, when and as the same shall become due and payable, and all costs and expenses incurred in respect thereto, including reasonable counsel fees incurred or paid by the said party of the second part or substituted Trustee, or by any person hereby secured, on account of any litigation at law or in equity which may arise in respect to this trust or the property hereinafter mentioned, and of all money which may be advanced as provided herein, with interest on all such costs and advances from the date thereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that the party of the first part, in consideration of the premises, and of one dollar, lawful money of the United States of America, to the party of the first part in hand paid by the party of the second part, the receipt of which, before the sealing and delivery of these presents, is hereby acknowledged, has granted and conveyed, and does hereby grant and convey unto the party of the second part, as Trustee, its successors and assigns, the following-described land and premises, situated in the County of Frederick and State of Maryland, known and distinguished as

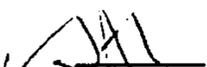
all that lot or parcel of ground, situate in Frederick City, Frederick Election District No. 2, Frederick County, State of Maryland, and described as follows:

BEING known and designated as Lot No. 9, Block A, as shown on Plat entitled "Plat One, Heather Ridge at Antietam Village" recorded among the Plat Records of Frederick County, Maryland, in Plat Book 14, folio 181.

BEING all and the same real estate conveyed unto the Grantor herein by deed of even date and recorded among the aforesaid Land Records just prior hereto.

The sums secured hereby are in whole or in part the purchase money for the hereinabove described real property.

Deferred interest shall be added to the principal balance monthly. The Maximum aggregate amount by which said deferred interest shall increase the principal is \$3,557.75. Maximum Principal is \$43,157.75.


initial

together with all the improvements in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the party of the first part, of, in, to, or out of the said land and premises.

By the execution of this instrument, Mortgagors, Grantors or parties of the first part (whichever applies) certify and acknowledge that prior thereto they have received both a fully executed agreement as to the contractual rate of interest and a loan disclosure statement in connection with the loan secured hereby both as required by Article 49 of the Annotated Code of Maryland.

TO HAVE AND TO HOLD the said property and improvements unto the party of the second part, its successors and assigns in fee simple.

IN AND UPON THE TRUSTS, NEVERTHELESS, hereinafter declared; that is to say: IN TRUST to permit said party of the first part, or assigns, to use and occupy the said described land and premises, and the rents, issues, and profits thereof, to take, have, and apply to and for their sole use and benefit, until default be made in the payment of any manner of indebtedness hereby secured or in the performance of any of the covenants as hereinafter provided.

AND upon the full payment of all of said note and the interest thereon, and all moneys advanced or expended as herein provided, and all other proper costs, charges, commissions, half-commissions, and expenses, at any time before the sale hereinafter provided for to release and reconvey the said described premises unto the said party of the first part or assigns, at their cost. Prior to the execution and delivery of any partial or complete release, each trustee shall be entitled to charge and receive a fee of \$5.00, plus 50 cents for Notary's fee, for each release. The right to charge and receive said fee shall be limited to two Trustees.

Replaces FHA 2127M dated March 1977, which is obsolete.

STATE OF MARYLAND
FHA-2127M (10-78)

FILED SEPTEMBER 13, 1984 EXB. A