

MAY 27 1983

MAIL TO: GRANTEE

BOOK 1199 PAGE 200

PURCHASE MONEY DEED OF TRUST

Was & was recorded May 17 1983 At 3:57 O'clk P M Same Day Recorded & Ex'd per Charles G. Keller, CLP

THIS DEED OF TRUST is made this 5th day of May 1983... among the Grantor, Jose A. Laureano, unmarried... William L. Kaptan and Grant R. Berning... RYAN FINANCIAL SERVICES, INC. a corporation organized and existing under the laws of the State of Pennsylvania... whose address is 111 Ryan Court, Pittsburgh, PA 15205

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 numbered Eighty-Seven (87) in Block lettered "A" as shown on plat entitled "Plat Eight-Section Five- Amber Meadows" and recorded among the Land Records of Frederick County, Maryland, in Plat Book 26 at Plat No. 170.-

DEED FEE 24.00 MORGAGE # 22142 C456 R01 115:57 F05/17/83

which has the address of 222 Canfield Terrace Frederick Maryland 21701 (herein "Property Address");

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 May 5 1983 (herein "Note"), in the principal sum of Fifty One 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 June 1, 2103; 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 seized 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—FIRMA/FILM/C UNIFORM INSTRUMENT VA GUARANTEED LOAN RIDER ATTACHED.

2400

FILED DECEMBER 26, 1984