

Aug 7 1984 3:29 P

At Same Day Recorded & Filed per Charles C. Keller, III

THIS PURCHASE MONEY DEED OF TRUST is made this 27th day of July, 1984, by and between the Grantor, Samira O. Abradi (herein "Borrower"), T. Mark Stamm and Robert J. Becker (herein "Trustees"), for the benefit of the Beneficiary, Guaranty Mortgage Corporation, having its principal offices in Kensington, Maryland (herein "Lender").

WITNESSETH, THAT WHEREAS the Borrower is justly indebted to Lender in the principal amount of Fifty Thousand Four Hundred and No/100-----Dollars (\$ 50,400.00) for which amount the Borrower has signed and delivered a Note of even date herewith (herein called the "note") payable to the order of the Lender with interest thereon and providing for monthly installments of principal and interest; and

WHEREAS, Borrower desires to secure to the Lender the full and punctual payment of said debt and interest thereon, and the performance of the covenants herein contained, as well as any and all renewals or extensions of the Note, and interest thereon, and to secure to the holder(s) of the Note and the Trustees for all sums advanced by them (or on their behalf) hereunder; and

WHEREAS, this Purchase Money Deed of Trust secures the repayment of all or part of the purchase price of the Property hereinafter described;

NOW, THEREFORE, Borrower, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, conveys/assigns to Trustee, in fee simple/subject to the annual ground rent, the following described property, to wit:

Lot numbered One Hundred Seven (107) in the subdivision known as "Plat Four, Section Eight, HILLCREST ORCHARDS" as per plat recorded in Plat Book 27 at Plat No. 92, among the Land Records of Frederick County, Maryland.

AND BEING the same property acquired by grantors herein by Deed recorded immediately prior herein among the Land Records in aforesaid County.

The property described herein also includes, but is not limited to, the following chattels: Refrigerator, Heatpump and Storage Shed.

RECORD FEE 40.00
#10000 8905 #
SERIAL 0123 R01 715:29
F08/07/84

the address of 543 Beebe Court which has
Frederick, Maryland 21701
(City) (State and Zip Code)
(herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all leases, tenancies, 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 any and all awards made with respect to the mortgaged premises by any governmental or other lawful authorities for taking by eminent domain in the whole or part of said premises, and all of the foregoing, and any and all sums payable under all policies of insurance with respect to the mortgaged premises; together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

FILED

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CHANCELLERY

BY _____