

MARYLAND CORPORATION DEED OF TRUST

Washington Law Reporter Form 402A
1625 Eye St., N.W., Washington, D.C. 20006
Charles C. Yoller, CLK

Rec'd for Record Aug. 11 1980 At 10:48 clk A M Some Day Recorded & Ex'd per

6700

This Deed of Trust, made this 9th day of August, 1980, by and between
MAYNE DEVELOPMENT CO., INC., a Maryland Corporation,

hereinafter referred to as "Grantor," and I. JOHN RITTERPUSCH
and ROBERT A. GINGELL, hereinafter referred to as "Trustees";

Whereas, Grantor is justly indebted unto Robert A. Gingell, as Trustee of the
Austin E. Greenwood Testamentary Trust and HENRY BARDACH and RUTH BARDACH, his wife,
in the principal sum of Twenty-Five Thousand, Three Hundred

AUG 11-80 A 22588 *****19.00

Dollars (\$ 25,300.00), being deferred purchase money
(Insert Type Of Transaction)

for which amount the Grantor has signed and delivered his ^{five (5)} promissory note of even date herewith
payable to the order of Robert A. Gingell, as Trustee of the Austin E. Greenwood Testamentary
Trust, and Henry Bardach and Ruth Bardach, his wife,

in the principal amount of Twenty-Five Thousand, Three Hundred-----
Dollars (\$ 25,300.00) bearing interest at the rate ~~of xxxxxxxxxxx percent xxxxxxxxxxx~~ ^{set forth in the five (5) said Notes} on the following terms and stipulations:

It is stipulated and warranted that the loan hereby secured is transacted solely
for the purpose of carrying on or acquiring a business or commercial investment
within the meaning of Sections 12-101(c) and 12-103(e) of the Commercial Law
Article of the Annotated Code of Maryland, as amended, and that the proceeds of
said loan will be used solely for said business or commercial investment purposes.

Should the property upon which this Deed of Trust is secured become sold or
transferred, the entire balance of principal and interest shall become due and
payable in full at the option of the holders of the notes.

Entire balance of principal and interest shall become due and payable in full
one (1) year from date hereof.

And it is expressly agreed that if default be made in the payment of the afore-
said installments when and as the same shall become due and payable, then and in
that event, the unpaid balance of the aforesaid principal sum and interest as
set forth in said note shall at the option of the holders hereof at once become
and be due and payable.

The parties secured have advanced to the grantor, as of the execution of this
instrument, the full sums of Twenty-Five Thousand, Three Hundred (\$25,300.00) Dollars,
evidenced by Notes numbered 1, 2, and 3 of 5, each in the full sum of Five Thousand
(\$5,000.00) Dollars to the order of Robert A. Gingell, Trustee, of the Austin E.
Greenwood Testamentary Trust, and also Notes numbered 4 and 5 of 5 securing Henry
Bardach and Ruth Bardach, said Note No. 4 being for the full sum of Five Thousand
(\$5,000.00) Dollars, and Note No. 5 of 5 being for the full sum of Five Thousand
Three Hundred (\$5,300.00) Dollars. The party of the first part expressly acknowledges
and agrees that the full sum due on said Notes numbered 4 and 5 is due and payable
in full on or before June 12, 1981, and that as to those two Notes only, all sums
of interest due and payable are due and payable on or before December 12, 1980. The
aforesaid Notes numbered 1, 2, and 3 require the payment of interest semi-annually and
interest payment is due February 9, 1981, as well as all principal and interest
due and payable August 9, 1981. See Deed of Trust Notes for further terms and provisions.

Now, Therefore, This Deed of Trust Witnesseth: That to secure the prompt payment
of said indebtedness and all charges and advances as in said promissory note and as herein provided,
the Grantor, in consideration of the sum of One Dollar in hand paid by said Trustees at and before the
sealing and delivering of these presents, the receipt of which is hereby acknowledged, does hereby grant
and convey in fee simple unto the Trustees the land and premises lying and being in
, State of Maryland, and described as follows:

Lot numbered Fifteen (15) in Block lettered "B" in the subdivision known as
"PLAT THREE, SECTION 2, HORSE SHOE FARM ESTATES" as per plat thereof recorded in
Plat Book 17 at Plat No. 168 among the Land Records of Frederick County, Maryland.

FILED June 25, 1985