

WHEREAS, because of the reduction in principal balance of the aforementioned Note and Mortgage, Lender has agreed to release from the operation and effect of said Mortgage and Note the parcel of land known as 18 Blue Ridge Avenue, Thurmont, Maryland; and

WHEREAS, the parties hereto mutually desire to modify the terms of the Note and Mortgage securing the same.

NOW, THEREFORE, WITNESSETH, in consideration of the mutual covenants and agreements contained herein, the mutual benefits accruing to the parties hereto, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto covenant and agree as follows:

1. The foregoing WHEREAS and introductory clauses to this Agreement are hereby incorporated in and made a part of this Agreement, provided, however, that said WHEREAS and introductory clauses shall not be deemed to modify or in any way alter the express provisions hereinafter set forth.

2. In consideration of the premises and the reduction of the principal balance of the indebtedness secured by the Mortgage, the Lender, grants conveys and releases to the Borrower, its successors and assigns, to hold free, clear and discharged from the legal operation and effect of the Mortgage, all that parcel of ground described above as "Parcel Two", the same being that parcel of ground described in the Mortgage as "Parcel Two"; it being expressly understood that the release of the Property hereinabove described from the Mortgage shall not effect in any way the lien, operation or effect of the Mortgage upon the remainder of the land described therein as "Parcel One" and not released hereby, and the Mortgage shall remain in full force and effect as to the said "Parcel One" not hereby expressly released.

3. The Note and Mortgage securing same shall be modified by reducing the principal amount of the indebtedness to the current balance of SEVENTY-ONE THOUSAND, FIVE HUNDRED FIFTEEN DOLLARS (\$71,515.00) bearing interest at the rate of THIRTEEN PERCENT (13%) per annum on the unpaid principal