

LIBER 848 PAGE 381

27208

TAX \$ 357.50 REC. # 27208 JUN 30 '70
STATE PROPERTY TRANSFER
Clerk

THIS DEED, made this 29th day of June, in the year 1970, by CHARLES E. GLACKIN and OLETA W. GLACKIN, his wife, CAROLYN G. COCHRAN and CHARLES C. COCHRAN, her husband, MARTIN L. GLACKIN, Unmarried, J. RAYMOND GLACKIN and MARY B. GLACKIN, his wife, PAUL L. GLACKIN and DOROTHY M. GLACKIN, his wife, all of Harford County in the State of Maryland, and JOSEPH VERNON GLACKIN and JOSEPHINE B. GLACKIN, his wife, of York County in the State of Pennsylvania.

WITNESSETH, that for and in the consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Charles E. Glackin and Oleta W. Glackin, his wife, and Carolyn G. Cochran and Charles C. Cochran, her husband, and Martin L. Glackin, and J. Raymond Glackin and Mary B. Glackin, his wife, and Paul L. Glackin and Dorothy M. Glackin, his wife, and Joseph Vernon Glackin and Josephine B. Glackin, his wife, do hereby grant, bargain and sell and convey unto THE BALTIMORE AREA COUNCIL, BOY SCOUTS OF AMERICA, INC., a body corporate of the State of Maryland, all that tract or parcel of land situate and being in the FIFTH ELECTION DISTRICT of Harford County, lying on the Southerly side of the public road leading from Tabernacle Church to the Dublin-Whiteford Road, known as Peach Orchard Road, and containing 86 acres of land, more or less; and being the same and all the land conveyed by and described in a deed from A. Pierson Pyle and Alma E. Pyle, his wife, to Charles A. Glackin and Mahala Glackin, his wife, dated the 3rd day of September, 1929, and recorded among the Land Records of Harford County in Liber D.G.W. No. 213, folio 289; the said Charles A. Glackin having predeceased his wife, Mahala Glackin, who departed this life on or about the 15th day of March, 1969, leaving as her only heirs at law, her children, the said Charles E. Glackin, Carolyn G. Cochran, Martin L. Glackin, J. Raymond Glackin, Paul L. Glackin and Joseph Vernon Glackin.

TOGETHER WITH the buildings and improvements thereon and all the rights, roads, ways, waters, watercourses, privileges and appurtenances thereunto belonging or in any manner appertaining.

TO HAVE AND TO HOLD the above described property unto the said The Baltimore Area Council, Boy Scouts of America, Inc., its successors and assigns, forever, in fee simple.

AND THE SAID Charles E. Glackin and Oleta W. Glackin, his wife, Carolyn G. Cochran and Charles C. Cochran, her husband, Martin L. Glackin, J. Raymond Glackin and Mary B. Glackin, his wife, Paul L. Glackin and Dorothy M. Glackin, his wife, and Joseph Vernon Glackin and Josephine B. Glackin, his wife, do hereby covenant to warrant specially the land and premises hereinbefore described and hereby intended to be conveyed, and to execute such other and further assurances thereof as may be necessary or requisite.

AS WITNESS the hands and seals of the Grantors the day and year first above written.

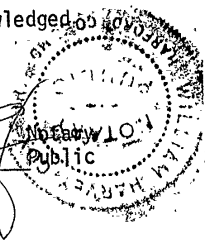
WITNESS:

<u>Will H. Coff</u>	<u>Charles E. Glackin</u> (SEAL) Charles E. Glackin
<u>Will H. Coff</u>	<u>Oleta W. Glackin</u> (SEAL) Oleta W. Glackin
<u>Will H. Coff</u>	<u>Carolyn G. Cochran</u> (SEAL) Carolyn G. Cochran
<u>Will H. Coff</u>	<u>Charles C. Cochran</u> (SEAL) Charles C. Cochran
<u>Will H. Coff</u>	<u>Martin L. Glackin</u> (SEAL) Martin L. Glackin
<u>Will H. Coff</u>	<u>J. Raymond Glackin</u> (SEAL) J. Raymond Glackin
<u>Will H. Coff</u>	<u>Mary B. Glackin</u> (SEAL) Mary B. Glackin
<u>Will H. Coff</u>	<u>Paul L. Glackin</u> (SEAL) Paul L. Glackin
<u>Will H. Coff</u>	<u>Dorothy M. Glackin</u> (SEAL) Dorothy M. Glackin
<u>Will H. Coff</u>	<u>Joseph Vernon Glackin</u> (SEAL) Joseph Vernon Glackin
<u>Will H. Coff</u>	<u>Josephine B. Glackin</u> (SEAL) Josephine B. Glackin

STATE OF MARYLAND, HARFORD COUNTY, SCT:

I HEREBY CERTIFY that on this 29 day of June, 1970,
before me, the Subscriber, a Notary Public of the State of Maryland, in
and for Harford County, duly commissioned and qualified, personally appeared
Charles E. Glackin and Oleta W. Glackin, his wife, and they each acknowledged to
the foregoing deed to be their respective act.

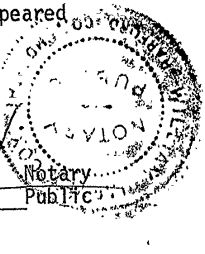
AS WITNESS my hand and Notarial Seal.

Will H. Coffey
Notary Public


STATE OF MARYLAND, HARFORD COUNTY, SCT:

I HEREBY CERTIFY that on this 29th day of June, 1970,
before me, the Subscriber, a Notary Public of the State of Maryland, in
and for Harford County, duly commissioned and qualified, personally appeared
Carolyn G. Cochran and Charles C. Cochran, her husband, and they each
acknowledged the foregoing deed to be their respective act.

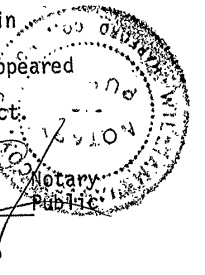
AS WITNESS my hand and Notarial Seal.

Will H. Coffey
Notary Public


STATE OF MARYLAND, HARFORD COUNTY, SCT:

I HEREBY CERTIFY that on this 29th day of June, 1970,
before me, the Subscriber, a Notary Public of the State of Maryland, in
and for Harford County, duly commissioned and qualified, personally appeared
Martin L. Glackin and he acknowledged the foregoing deed to be his act.

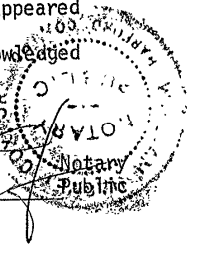
AS WITNESS my hand and Notarial Seal.

Will H. Coffey
Notary Public


STATE OF MARYLAND, HARFORD COUNTY, SCT:

I HEREBY CERTIFY that on this 29th day of June, 1970,
before me, the Subscriber, a Notary Public of the State of Maryland, in
and for Harford County, duly commissioned and qualified, personally appeared
J. Raymond Glackin and Mary B. Glackin, his wife, and they each acknowledged
the foregoing deed to be their respective act.

AS WITNESS my hand and Notarial Seal.

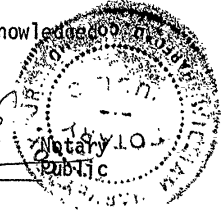
Will H. Coffey
Notary Public


STATE OF MARYLAND, HARFORD COUNTY, SCT:

I HEREBY CERTIFY that on this 29th day of June, 1970, before me, the Subscriber, a Notary Public of the State of Maryland, in and for Harford County, duly commissioned and qualified, personally appeared Paul L. Glackin and Dorothy M. Glackin, his wife, and they each acknowledged the foregoing deed to be their respective act.

AS WITNESS my hand and Notarial Seal.

Will Henry Caf

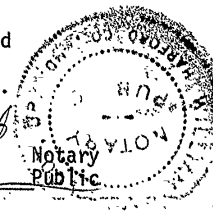


STATE OF ~~PENNSYLVANIA~~, ~~YORK~~ COUNTY, SCT:

I HEREBY CERTIFY that on this 29th day of June, 1970, before me, the Subscriber, a Notary Public of the State of ~~Pennsylvania~~, ^{MARYLAND} in and for ~~York~~ ^{HARFORD} County, duly commissioned and qualified, personally appeared Joseph Vernon Glackin and Josephine B. Glackin, his wife, and they each acknowledged the foregoing deed to be their respective act.

AS WITNESS my hand and Notarial Seal.

Will Henry Caf



ALL TAXES PAID
KATHERINE E. ANDERSON, TREAS.
June 29, 1970

TRANSFERRED ON ASSESSMENT RECORDS

Thomas C. Galbreath
SUPERVISOR OF ASSESSMENTS
ON June 30, 1970
BY *Marcy P. Whitlock* CLERK



RECEIVED FOR RECORD
IN LIBRARY
NO. 876 FOLIO 381 OF THE
1970 JUN 30 PM 2:06
Lord RECORDS HARFORD
COUNTY, D. & EXAMINED
PER GARLAND R. GREER
CLERK

MORTGAGE—THE FIRST NATIONAL BANK OF MARYLAND
PURCHASE

LIBER 848 PAGE 385

2 7209

This Mortgage made this 29th day of June 19 70, by and between
THE BALTIMORE AREA COUNCIL, BOY SCOUTS OF AMERICA, INC., a body

corporate of the State of Maryland.....
(hereinafter called the "Mortgagors"), and THE FIRST NATIONAL BANK OF MARYLAND, a national
banking association, duly organized under the banking laws of the United States (hereinafter called the
"Mortgagee"), WITNESSETH:

WHEREAS, the Mortgagors are justly indebted unto the Mortgagee in the full and just sum of Sixty
Thousand-----Dollars (\$ 60,000.00),
this day loaned to them by the Mortgagee which said sum is to be repaid five years after date with
interest at the rate of eight percent (8% %) per annum, and to secure
the payment of said sum with interest as aforesaid, these presents are executed
and to secure the payment of said sum with interest as aforesaid, these
presents are executed.

WHEREAS, it is understood and agreed that the Mortgagors shall pay unto the Mortgagee the sum of
of
each xxxxxxxxxxxx beginning with the xxxxxxxx day of xx
xxxxxx of the xxxxxxxxxxxx of each xxxxxxxxxxxx month thereafter; the said pay-
ments shall be applied first to interest on the unpaid balance of principal, and the balance to amortization
of principal.

WHEREAS, it is covenanted and agreed by and between the parties hereto that in the event of a transfer
or change of ownership in the property hereinafter described without the written consent of the Mortgagee, then
the entire mortgage indebtedness shall immediately become due and payable at the option of the Mortgagee.

NOW THEREFORE, in consideration of the premises and of the sum of one dollar and other good and
valuable considerations, receipt whereof is hereby acknowledged, the Mortgagors do grant and convey unto the
Mortgagee, its successors and assigns, all that lot or lots of ground, situate in the Fifth Election
District of Harford County, Maryland, and described as follows:

All that tract or parcel of land lying on the Southerly side of the
public road leading from Tabernacle Church to the Dublin-Whiteford
Road, known as Peach Orchard Road, containing eighty-six (86) acres,
more or less, being the same and all the land conveyed by and de-
scribed in a deed from Charles E. Glackin and Oleta W. Glackin, his
wife, et al., to The Baltimore Area Council, Boy Scouts of America,
Inc., dated June 29th, 1970 and recorded or intended to be recorded
among the Land Records of Harford County prior hereto.

TOGETHER with the improvements thereupon and all the rights, easements, profits and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said lot or lots of ground with the improvements thereupon and all the rights, easements, profits and appurtenances thereunto belonging, unto the Mortgagee, its successors and assigns, in fee simple, for all the residue of the term of years, to be years and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent of ~~one dollar~~

PROVIDED, that if the Mortgagors, their heirs, personal representatives or assigns, shall pay the said mortgage indebtedness and interest thereon from the date hereof, and shall perform all of the covenants and agreements herein on their part contained, then this Mortgage shall be void.

The Mortgagors hereby covenant as follows:

A. To pay the mortgage debt and interest thereon; and to pay, when due, all ground rents, taxes, assessments, public and other dues and other charges levied or assessed or which may be levied or assessed on the property hereby mortgaged and on the mortgage debt and interest, and upon payment thereof to exhibit to the Mortgagee the receipted bills therefor, at the place of business of the Mortgagee, or if requested by the Mortgagee, to pay in consecutive monthly installments at the time when principal and interest payments are due, a sum equal to one-twelfth of the annual taxes, and other charges aforesaid, ground rent, if any, and fire and other hazard insurance premiums, to enable the Mortgagee to pay the same when due; and not to permit any lien or encumbrance on the mortgaged premises superior to the lien of this mortgage.

B. (i) To pay a late charge not to exceed five cents for each dollar of delinquent principal and interest, or a minimum charge of \$2.00, on each payment more than fifteen days in arrears, to cover the extra expense involved in handling delinquent payments.

(ii) ~~To pay a prepayment charge of one percent of the amount of the original mortgage loan on the date of any prepayment in excess of one-third of the amount of the original mortgage loan on the date of any prepayment in the period.~~ No prepayment charge will be imposed ~~on any prepayment of the mortgage~~ and mortgage may be paid in full or in part at any time without premium or fee.

C. To keep all buildings subject hereto in good and substantial repair and not permit nor suffer any waste thereof, nor tear down nor materially change, nor permit to be torn down or materially changed the improvements on the property hereby mortgaged, without the written consent of the Mortgagee.

D. To keep the improvements upon the property hereby mortgaged insured from loss by fire, war damage, if available, and such other hazards as may be required by the Mortgagee, in such insurance companies and in such amounts as may be satisfactory to the Mortgagee, and to cause a New York or other standard mortgagee clause satisfactory to the Mortgagee, to be attached to such policies and all payments thereunder shall be made to the sole order of the Mortgagee as its interest may appear; and to deliver all such policies to the Mortgagee to be kept by it; and at the option of the Mortgagee, the proceeds of the insurance may be applied by the Mortgagee to the cost, in whole or in part, of restoring or repairing any damage done by fire, or to payment of the mortgage debt.

E. To comply promptly with all laws, ordinances and regulations affecting said premises or their use.

F. To warrant specially the said premises hereby mortgaged and to execute such further assurances thereof as may be requisite.

The parties hereto further covenant and agree as follows:

1. That, in the event of any default in any covenant of this Mortgage, or in the event a receiver or trustee is appointed for the property of the Mortgagors, or any of them, either in bankruptcy or in equity, or in case the Mortgagors, or any of them, execute a deed of trust of their property for the benefit of creditors or in the event of any transfer of the said premises by the Mortgagors without the consent in writing of the Mortgagee, then the whole mortgage indebtedness shall, at the option of the Mortgagee, be and become due and payable, and, whether or not such option is exercised, interest shall run from such time at the rate as specified in the terms of this mortgage.

2. That the Mortgagors, in accordance with the Maryland Rules of Practice and Procedure and provisions of Art. 66 of the Code of Public General Laws of Maryland, or of any other general or local laws of the State of Maryland relating to mortgages including any amendments thereof or supplements or additions thereto which do not materially impair the remedy, (i) do hereby declare and assent to the passage of a decree by the equity court having jurisdiction for the sale of the property hereby mortgaged, and (ii) do hereby authorize, in the event of any default in any of the covenants of this mortgage, the Mortgagee, its successors and assigns, or Edward C. Wilson, Jr., its attorney, to sell the mortgaged property. Any such sale, whether under the assent to a decree or power of sale, may be made by the person authorized to sell, either as an entirety or in such separate parcels and on such terms and at such places and in such manner as they, or he, may deem advisable.

3. That, upon any sale of said premises under this Mortgage whether under the assent to a decree, the power of sale, or by equitable foreclosure, the proceeds of such sale shall be applied as follows: first, to the payment of all expenses incident to said sale, including such counsel fee as the court may deem proper, and also a commission to the party making the sale equal to the commission allowed trustees for making sales of property under decrees of the equity courts having jurisdiction, and also any liens prior to the lien of this mortgage unless said sale is made subject to such prior liens; second, to the payment of all claims of the Mortgagee hereunder; and third, the balance, if any, to the Mortgagor, or to any person or persons entitled thereto.

4. That, immediately upon the first insertion of the advertisement or notice of sale, there shall be and become due and owing by the Mortgagors, and each of them, to the party inserting said advertisement or notice, all expenses incident to said advertisement or notice, all court costs and all expenses incident to the foreclosure proceedings under this Mortgage and a commission on the total amount of the mortgage indebtedness, principal and interest, then due, equal to one-half the percentage allowed as commission to trustees making sale under orders or decrees of the equity courts having jurisdiction, and such party shall not be required to receive the principal and interest only of said mortgage debt in satisfaction thereof, unless the same be accompanied by a tender of the said expenses, costs and commissions.

5. That, should the Mortgagors fail or neglect to pay any ground rent, taxes, assessments, public and other dues or charges which may be levied or assessed on the property hereby mortgaged or on the mortgage debt and interest, when due, or to keep the premises insured as agreed herein, the Mortgagee may make such payments or insure the said premises against such loss in such an amount as may be necessary to secure the mortgage indebtedness, and such sum or sums so paid shall be added to the principal of the mortgage indebtedness, interest to run thereon at the rate as specified in the terms of this mortgage.

6. That, should all or any part of the property hereby mortgaged be condemned or taken through eminent domain proceedings, all or such part of any award or proceeds thereof as the Mortgagee in its sole discretion may determine, in writing, shall be paid to the Mortgagee and applied to the payment of the mortgage indebtedness.

7. That, the Mortgagee may at any time renew this Mortgage, extend the time for payment of the mortgage indebtedness or any part thereof or interest thereon and waive any of the covenants or conditions of this Mortgage in whole or in part, either at the request of any one or more of the Mortgagors or of any person having an interest in the property hereby mortgaged, take or release other security, release any party primarily or secondarily liable on this Mortgage, or such other security, or any part of the property hereby mortgaged, grant extensions, renewals or indulgences therein, or apply to the payment of principal and interest of the mortgage indebtedness any part or all of the proceeds obtained by sale, foreclosure or receivership as herein provided, without resort or regard to other security, all without in any way releasing the Mortgagors, or any of them, from any of the covenants or conditions of this Mortgage, or the unreleased part of the property herein described from the lien of this mortgage for the amount of the mortgage debt.

8. That, until default be made in any covenant or condition of this Mortgage (but not thereafter), the Mortgagors shall have possession of the property hereby mortgaged. Upon default in any of the covenants or conditions of this Mortgage, the Mortgagee shall be entitled without notice to the Mortgagors, or any of them, to the immediate appointment of a receiver of the property hereby mortgaged to operate the same, without regard to the adequacy thereof as security for the mortgage debt, and upon any default, whether or not a receiver be appointed, the rents and profits of the property hereby mortgaged are hereby assigned to the Mortgagee as additional security.

9. That, the rights, powers, privileges and discretions specifically granted to the Mortgagee under this mortgage are not in limitation of but in addition to those to which the Mortgagee is entitled under any general or local law relating to mortgages in the State of Maryland, now or hereafter existing.

10. That, this Mortgage shall also secure future advances, as provided by Section 2, Article 66 of the Maryland Code as the same may be amended from time to time.

11. That any funds on deposit with the Mortgagee in the names of the Mortgagors or any of them, and any securities and property given unto, acquired by or left in the possession of the Mortgagee by Mortgagors or any of them, whether as collateral security or otherwise, including safekeeping, shall, in the event of any default in any of the covenants of this mortgage, be additional collateral security for any sums due Mortgagee under the terms hereof.

The covenants, agreements, conditions and limitations of or imposed upon the Mortgagors herein shall be binding upon their respective heirs, personal representatives or assigns.

The rights, powers, privileges and discretions to which the Mortgagee may be entitled herein shall inure to its successors and assigns.

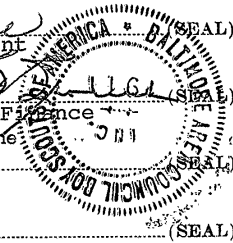
IN WITNESS WHEREOF the said Mortgagors have hereunto set their hands and seals the day and year first above mentioned.

TEST:

Robert Killmer
Scout Executive and Secretary
L/Robert Killmer

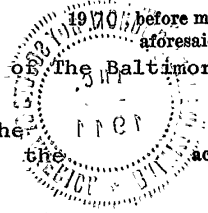
THE BALTIMORE AREA COUNCIL,
BOY SCOUTS OF AMERICA, INC.

By *H. H. Prentiss*
Council President
Harry H. Prentiss
Joseph S. Browne
Vice President-Finance
Joseph S. Browne



STATE OF MARYLAND, HARFORD COUNTY to wit:

I HEREBY CERTIFY that on this 30th day of June before me, the subscriber, a Notary Public of the State of Maryland, in and for the aforesaid, personally appeared Harry H. Prentice, President of The Baltimore Area Council, Boy Scouts of America, Inc.



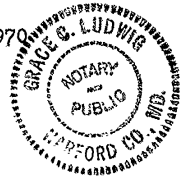
known to me (or satisfactorily proven) to be the within named Mortgagor, and he the said body corporate acknowledged the foregoing deed to be the act, and in my presence signed and sealed the same.

ON THE SAME DAY also appeared Frank D. Day, Regional Vice President of The First National Bank of Maryland, organized under the banking laws of the United States, the within named Mortgagee, and made oath in due form of law that the consideration set forth in said mortgage is true and bona fide as therein set forth; and he further made oath that he is the agent of The First National Bank of Maryland and as such is duly authorized to make this affidavit.

AS WITNESS my hand and Notarial seal.

Grace C. Ludwig Notary Public

My commission expires: 1 July 1970



RECEIVED FOR RECORD IN LIBER 848 FOLIO 385 OF THE

1970 JUN 30 PM 2:18 RECORDS HARFORD COUNTY MD. & EXAMINED PER GARLAND R. GREER CLERK

848/385 5th

MORTGAGE

FROM THE BALTIMORE AREA COUNCIL, BOY SCOUTS OF AMERICA, INC.

TO The First National Bank at Maryland

Received for Record... 19... at... o'clock... M. Same day recorded in Liber... No... Folio... etc., one of the Land Records of and examined per... Clerk. Cost of Record, \$...

E. C. M.