

LIBER 588 PAGE 636

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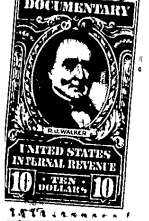
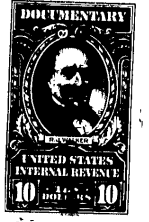
THIS DEED, Made this 15th day of March, 1962,
by RICHARD H. ENFIELD and ELLA S. ENFIELD, his wife, of Harford
County, State of Maryland.

WITNESSETH, That for and in consideration of the
sum of Ten Dollars (\$10.00) and other good and valuable con-
siderations, receipt whereof is hereby acknowledged, the said
Richard H. Enfield and Ella S. Enfield, his wife, do grant and
convey unto J. JOSEPH MULLHAUSEN and JUANITA A. MULLHAUSEN, his
wife, as tenants by the entireties, in fee simple, all that tract
or parcel of land containing one hundred and forty-five (145)
acres, more or less, situate, lying and being in the FIFTH
ELECTION DISTRICT of Harford County, Maryland, on the north-
easterly side of the State Road leading from Whiteford to Dublin.

BEING the same tract or parcel of land conveyed
by and described in a deed dated February 26, 1958 and recorded
among the Land Records of Harford County in Liber G.R.G. No.
499, folio 132, from Richard Peters and Martha C. Peters, his
wife, to the said Richard H. Enfield and Ella S. Enfield, his
wife.

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

TO HAVE AND TO HOLD the above described tract or
parcel of land unto the said J. Joseph Mullhausen and Juanita A.
Mullhausen, his wife, as tenants by the entireties, their assigns,
the survivor of them, and the heirs and assigns of the survivor,



in fee simple, forever.

AND the said Grantors do hereby covenant to warrant specially the lands and premises hereby conveyed or intended to be conveyed and to execute such other and further assurances of the same as may be requisite or necessary.

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

WITNESS:

Dana R. Kilby
Dana R. Kilby

Richard H. Enfield (SEAL)
Richard H. Enfield

Dana R. Kilby
Dana R. Kilby

Ella S. Enfield (SEAL)
Ella S. Enfield

ALL TAXES PAID
KATHERINE E. ANDERSON, TREAS.

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

3/15/62 EM

I HEREBY CERTIFY that on this 15th day of March, 1962, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Harford, personally appeared Richard H. Enfield and Ella S. Enfield, his wife, and severally acknowledged the foregoing to be their respective act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Dana R. Kilby
Notary Public
Dana R. Kilby



TRANSFERRED
S. M. KAHOE S/A
PER W. Kelly 3/15/62



RECEIVED FOR RECORD
& REPORTED
NO. 588-636-1-15
OF THE

MAR 15 12 27 PM '62

RECORDS HARFORD
COUNTY, MD & EXAMINED
PER GARLAND R. GREER,
CLERK



LIBER 588 PAGE 638

THIS MORTGAGE, Made this 15th day of March, in the year nineteen hundred and sixty-two, by J. JOSEPH MULLHAUSEN and JUANITA A. MULLHAUSEN, his wife of Harford County, State of Maryland, hereinafter called "Mortgagor" and the JARRETTSVILLE BUILDING ASSOCIATION, a body corporate of the State of Maryland, hereinafter called "Mortgagee."

Whereas, the said Mortgagor, being a member of said Association, has received therefrom a loan of THIRTY-FIVE THOUSAND----- Dollars (\$ 35,000.00), the receipt of which is hereby acknowledged, and being part of the purchase money for the property hereinafter described;

And Whereas, the said Mortgagor has agreed to repay the said sum so loaned, in installments, with interest thereon from the date hereof at the rate of five & one half (5 1/2) percent per annum, in the manner following:

By the payment of Two hundred forty and 77/100----- Dollars (\$ 240.77), commencing on the first day of April, 19 62, and continuing on the first day of each month thereafter until the whole of said principal sum and interest shall be paid, which interest shall be computed by the calendar month, and the said installment payments shall be applied by the Mortgagee in the following order: (1) to the payment of interest, (2) to the payment of the aforesaid principal sum; the due execution of this mortgage having been a condition precedent to the granting of said loan.

Now, Therefore, This Mortgage Witnesseth, that for and in consideration of the premises and the sum of One Dollar, the said Mortgagor does hereby grant and convey unto the said Mortgagee, its successors and assigns, in fee simple, all that tract or parcel of land containing one hundred and forty-five (145) acres, more or less, situate, lying and being in the Fifth Election District of Harford County, Maryland, on the northeasterly side of the State Road leading from Whiteford to Dublin.

BEING the same tract or parcel of land conveyed by and described in a deed dated February 26, 1958 and recorded among the Land Records of Harford County in Liber G.R.G. No. 499, folio 132, from Richard Peters and Martha C. Peters, his wife, to the said Richard H. Enfield and Ella S. Enfield, his wife.

BEING also the same tract or parcel of land conveyed by and described in a deed of even date herewith and recorded or intended to be recorded among the Land Records aforesaid prior hereto, from Richard H. Enfield and Ella S. Enfield, his wife, to the within named Mortgagors.

FOR RELEASE SEE HDC LIBER 444 FOLIO 216

And Whereas, this Mortgage shall also secure future advances as provided by Chapter 178 of the Laws of Maryland passed at the January Session of the General Assembly of Maryland in the year 1955 or any supplement, amendment, or addition thereto.

Together with the buildings and improvements and all annual pitched or cultivated crops thereon, and the rights or appurtenances thereto belonging or in any wise appertaining, and the rents, issues and profits accruing from the premises hereby mortgaged (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues and profits until default hereunder), and all fixtures now or hereafter attached to or used in connection with the premises herein described.

And it is agreed, that, in the event of a sale under this Mortgage, all crops of every description, planted or growing upon the mortgaged property shall pass to the purchaser.

To Have and To Hold the said lot(s) or parcel(s) of ground and premises unto the said Mortgagee, its successors and assigns, forever, in fee simple.

Provided, However, that if the said Mortgagor, his heirs, personal representatives or assigns shall make or cause to be made the payments, and perform and comply with the covenants and conditions herein mentioned on his part to be made and done, then this mortgage shall be void.

And the said Mortgagor, for himself, his heirs, personal representatives and assigns, covenants with the said Mortgagee, its successors and assigns as follows: (1) To repay the indebtedness, together with interest as herein provided; (2) to keep the buildings on the premises insured against loss by fire and windstorm and other hazards, casualties and contingencies as required by and for the benefit of the Mortgagee in some company acceptable to the Mortgagee to the extent of its lien thereon, and to deliver the policy and all renewal receipts to the Mortgagee; (3) to pay all taxes and special assessments that may be levied or assessed against the property hereby mortgaged whenever the same may be legally due and demandable; and in case of failure of the Mortgagor, his heirs, personal representatives and assigns, to keep the premises insured or pay the taxes and assessments aforesaid, the Mortgagee may do so and add the cost thereof to the unpaid balance of the mortgage loan so as to become a part thereof and bear interest at the same rate; (4) to permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof; (5) that the holder of this mortgage in any action to foreclose it, shall be entitled (without regard to the adequacy of any security for the debt) to the appointment of a receiver to collect the rents and profits of said premises and account therefor as the Court may direct; (6) that should the title to the herein mortgaged property be acquired by any person, persons, partnership or corporation, other than the Mortgagor, by voluntary or involuntary grant or assignment, or in any other manner without the Mortgagee's written consent, or should the same be encumbered by the Mortgagor, his heirs, personal representatives and assigns, without the Mortgagee's written consent, then the whole of said unpaid mortgage indebtedness shall immediately become due and owing as herein provided; (7) that the Mortgagee may at its option advance sums at any time for the payment of premiums on any life insurance policy assigned to the Mortgagee or wherein the Mortgagee is the Beneficiary, and which is held by the Mortgagee as additional collateral for this indebtedness, and any sums so advanced shall be added to the unpaid balance of the mortgage indebtedness, and shall become due and payable on demand at the option of the Mortgagee and bear interest at the rate herein agreed to; (8) that the whole of said mortgage debt hereby intended to be secured shall become due and demandable after default in the payment of any monthly installment, as herein provided, shall have continued for thirty days, or after default in the performance of any of the foregoing covenants or conditions for thirty days, and after default in any covenant or condition of any prior mortgage on said property for a period of thirty days; (9) to pay a "late charge" not to exceed **two** per cent (**2%**) of any installment which is not paid within thirty (30) days of the date thereof, to cover the extra expense involved in handling delinquent payments; (10) that this loan may be wholly prepaid before maturity, provided that ninety (90) days' interest may be charged on such prepayment, as a consideration for the acceptance of such prepayment.

And it is Agreed that until default be made in the premises, the said Mortgagor, his heirs, personal representatives and assigns, may retain possession of the property hereby mortgaged.

And the said Mortgagor hereby assents to the passage of a decree for the sale of the property hereby mortgaged at any time after this mortgage is recorded, (the sale to take place after a default in any of the covenants or conditions of this mortgage as herein provided), and the said Mortgagor hereby also authorizes the said Mortgagee, its successors or assigns, or Albert P. Close, its duly authorized Attorney or Agent, after any default in the terms of this mortgage, to sell the hereby mortgaged property, and any such sale, whether under the above assent to a decree or under the above power of sale, shall be under the provisions of Article LXVI of the Public General Laws of Maryland, or under any other General or Local Law of the State of Maryland relating to mortgages, or any supplement,

retro. And upon any sale of said property, whether under the above assent to a decree of sale, the proceeds shall be applied as follows: (1) to the payment of all expenses including a fee of **Twenty-five** Dollars for making the sale of said property equal to the commission allowed Trustees for making of a decree of a Court having equity jurisdiction in the State of Maryland; (2) to the said Mortgagee, its successors or assigns, under this mortgage whether the same shall be surplus (if any there be), to the said Mortgagor, his heirs, personal representatives or they may be entitled to the same. Half of such commissions and all such expenses and costs shall be paid for in the event that the mortgage debt shall be paid after any advertisement of said property hereof.

covenants that he will warrant specially the property hereby conveyed, and that he will observe the same as may be requisite. Whenever used, the singular number shall include the plural, and the use of any gender shall be applicable to all genders, and Mortgagee shall include the mortgagor and all persons whose interests hereby secured or any transferee thereof whether by operation of law or otherwise.

and seals of the said Mortgagors.

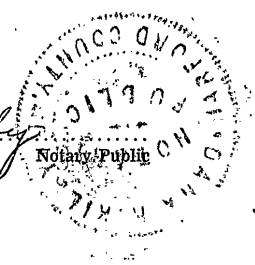
Kilby
J. Joseph Mullhausen (SEAL)
J. Joseph Mullhausen
Juanita A. Mullhausen (SEAL)
Juanita A. Mullhausen
..... (SEAL)
..... (SEAL)

Harford County, Sect:

this *15th* day of **March** in the year **1962**,
Notary Public of the State of Maryland, in and for Harford County, duly commissioned and sworn to, appeared **J. Joseph Mullhausen and Juanita A. Mullhausen**, going mortgage to be **their respective** act.

and Notarial Seal.

Dana R. Kilby
Dana R. Kilby Notary Public



Harford County, Sect:

this *15th* day of **March** in the year **1962**,
Notary Public of the State of Maryland, in and for Harford County, duly commissioned and sworn to, appeared **Albert P. Close**, Attorney for the within named mortgagor, and in due form of law, that the consideration stated in the foregoing Mortgage is true and valid and he is the duly authorized agent of the Mortgagee to make this affidavit.

and Notarial Seal.
AKS
.....

30 PM '62

Dana R. Kilby
Dana R. Kilby Notary Public



RECORDED
EXAMINED
IN R. GREER
ERK

LIBER 588 PAGE 641

SECOND
THIS MORTGAGE, made this 15th day of March in the year nineteen hundred

and sixty - two by J. JOSEPH MULLHAUSEN and JUANITA A.

MULLHAUSEN, his wife, of Harford County, in the State of Maryland.

Whereas the said J. Joseph Mullhausen and Juanita A. Mullhausen, his wife, are justly and bona fide indebted unto RICHARD H. ENFIELD and ELLA S. ENFIELD, his wife, in the full and just sum of Ten Thousand Dollars (\$10,000.00), being the balance of the purchase price on the hereinafter described property, and being desirous of securing the repayment of the said sum at the expiration of five (5) years from the date hereof, together with interest thereon at the rate of six percent (6%) per annum, payable semi-annually, the mortgagors reserving the privilege of paying One Hundred Dollars (\$100.00) or any multiple thereof on the principal at any interest period, now therefore this mortgage is executed.

Now This Mortgage Witnesseth, that in consideration of the premises and the sum of One Dollar, the said J. Joseph Mullhausen and Juanita A. Mullhausen, his wife,

do grant and convey unto the said Richard H. Enfield and Ella S. Enfield,

his wife, their ~~successors~~ personal representatives and assigns, in fee simple,

all that tract or parcel of land situate, lying and being in the Fifth Election District of Harford County, on the northeasterly side of the State road leading from Whiteford to Dublin, containing 145 acres of land, more or less; Being the same and all the land described in and conveyed by a deed from the said Richard H. Enfield and Ella S. Enfield, his wife, to the said J. Joseph Mullhausen and Juanita A. Mullhausen, his wife, of even date herewith, and recorded or intended to be recorded among the Land Records of Harford County, prior hereto.

Together with the buildings and improvements and all annual, pitched and cultivated crops thereon, and the rights, roads, ways, waters, privileges and appurtenances thereto in anywise appertaining.

And it is agreed, that in the event of a sale under this mortgage, all crops of every description, planted or growing upon the mortgaged property shall pass to the purchaser.

To Have and To Hold the above described property unto the proper use and benefit of the said mortgagee s, their ~~successors~~ personal representatives or assigns, forever.

Provided that if the said J. Joseph Mullhausen and Juanita A. Mullhausen, his wife, their - - - - - heirs, executors, administrators or assigns, shall well and truly pay to the said Richard H. Enfield and Ella S. Enfield, his wife, ~~his~~ - - - - - their ~~successors~~ personal representatives or assigns, the aforesaid sum of \$10,000.00,

with interest as aforesaid in the manner and at the time hereinbefore stipulated, and shall perform all the covenants herein on their part to be performed, then this Mortgage shall be void.

And it is agreed that, until default be made in the premises the said mortgagor s shall possess the aforesaid property upon paying in the meantime, all taxes and assessments, public dues and charges of every kind, levied or assessed, or to be levied or assessed on said hereby mortgaged property, and on the mortgage debt and interest hereby intended to be secured; and keeping the said premises in as good condition as they are now and not committing or permitting any waste thereof, reasonable wear and tear excepted; which taxes, assessments, public dues, charges, mortgage debt and interest as hereinbefore stipulated, the said mortgagor s for themselves, their heirs, personal representatives or assigns, do hereby covenant to pay when legally demandable. But if default be made in payment of said mortgage debt when and as payable, or the interest thereon which shall accrue, or any part of either one of them, at the time limited for the payment of the same, or in any agreement, covenant or condition of this mortgage, then the entire mortgage debt intended to be hereby secured shall be deemed due and demandable; and these presents are hereby declared to be made in trust, and it shall be lawful for the said mortgagee s, their ~~successors~~ personal representatives or assigns, or Edward D. Higinbothom, their hereby duly appointed Attorney or Agent, at any time after such default, to sell either as an entirety or in parcels at the option of said mortgagee s, their ~~successors~~ personal representatives or assigns, or of said attorney, the said property hereby mortgaged, or so much thereof as may be necessary to satisfy and pay said mortgage debt, interest and all costs incurred in making such sale, at public sale or after a public offering at private sale, and to grant and convey the said property to the purchasers thereof, his, her, or their heirs or assigns; which sale if at public auction shall be made in the manner following, viz: Upon giving at least twenty days' notice of the time, place, manner and terms of sale, in some newspaper published in Harford County, and such other notice as by the mortgagee s, their ~~successors~~ personal representatives or assigns, or the aforesaid attorney may be deemed expedient; and if at private sale, after a public offer, in such manner and on such terms as said mortgagee s, their ~~successors~~ personal representatives or assigns or said attorney may deem best; and in the event of proceeding under the powers herein granted, or of the filing of a bond by the said mortgagee s, their ~~successors~~ personal representatives or assigns, or by said attorney, the person or body corporate exercising said power or filing said bond, shall be first