

or less to the point of beginning, being a portion of the same lot of ground which was conveyed to the said Harry J. Hopkins by S. Catherine Walton, widow of Thomas O. Walton, by deed dated the 15th of February, 1905, recorded among the Land Records of Anne Arundel County in Liber G.W. No. 29, 1121, and being the lot of ground now occupied by the dwelling designated as No. 57,

Together with the buildings and improvements thereupon erected, made or being and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining.

To Have and To Hold the said lot and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Charles McPherson and Florence McPherson, his wife, as tenants by the entirety in fee simple.

And the said Harry J. Hopkins and Fanny E. Hopkins, his wife, hereby covenant that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of said land and premises as may be requisite.

Witness the hands and seals of said grantors.

Harry J Hopkins (seal)
Bernard J. Weigard (notary seal)
Fanny E. Hopkins (seal)

State of Maryland
Anne Arundel County
To wit:-

I Hereby certify, that on this fourth day of January in the year one thousand nine hundred and twenty-one before me, the subscriber, a notary public of the state of Maryland, in and for Anne Arundel County aforesaid, personally appeared Harry J. Hopkins, his wife, and they acknowledged the foregoing Deed to be their act.

Bernard J. Weigard.
Notary Public.

(notary seal)
Recorded Jan. 5th 1921, at 11 A.M.

Rev. Stamp. \$1.50.

This Deed, made this first day of January, 1921, by and between Harry J Hopkins and Fanny E. Hopkins, his wife, of the City of Annapolis, State of Maryland, of the first part; and William H. Howard, also of said City and State, of the second part.

Witnesseth; That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, paid by the said party of the second part to the said parties of the first, part the receipt whereof is hereby acknowledged, the said parties of the first part, do hereby grant and convey unto the said party of the second part, his heirs or assigns, in fee simple, all that lot or parcel of land situated on Northwest Street, in the City of Annapolis, Maryland, with the buildings and improvements thereon, which said premises are now designated as street number 59 Northwest Street, and which said lot is particularly described as follows, according to a survey thereon made by J. Carson Boush, a competent surveyor, namely;

Beginning for the same at a point on the southwest side of Northwest Street distant seventy-six feet in a south-easterly direction from the Calvert and Northwest Streets, and running from thence South 40 degrees 30 minutes West, 48 feet; thence South 65 degrees East, 30 feet 6 inches to the line of house number 57; thence with the line of said house North 45 degrees 30 minutes East, 22 feet 6 inches; thence South 43 degrees 30 minutes East, 4 feet; thence North 46 degrees 30 minutes East, 13 feet 3 inches to the southwest line of the aforesaid Northwest Street; thence with the line of said Street, North 43 degrees 30 minutes West, 37 feet 6 inches to the place of beginning.

William H. Howard
30 April 1921

Being a portion of the same property which was conveyed unto the said Harry J. Hopkins by S. Catharine Walton by deed dated February 5th 1903, and recorded among the Land Records of Anne Arundel County in Liber G.W. NO. 29 folio 121 .

Together with the buildings and improvements thereon, and all of the rights, alleys, ^{ways}, water s, privileges and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold the above described ^{property} unto the said William H. Howard, his heirs or assigns, in fee simple.

And the said parties of the first part do hereby covenant that they will warrant specially the title to the property hereby conveyed, and that they will execute such other or further assurances of the same as may be requisite.

Witness the hands and seals of the said parties of the first part the day and year first above written.

Witness; Laura R. Jickling.

Harry J. Hopkins. (seal)

Fanny E. Hopkins (seal)

State of Maryland
Anne Arundel County To wit;-

I Hereby certify, that on this first day of January 1921, before the subscriber, a Notary Public of the State of Maryland, in and for Anne Arundel County, personally appeared ^{Laura E. Hopkins} Harry J. Hopkins and his wife, and each acknowledged the foregoing deed to be their act.

Witness my hand and seal Notarial.

Laura R. Jicklin.

(Notary seal)

Notary Public.

Recorded Jan. 6th 1921 at 11 A.M.

This Mortgage, Made this first day of January in the year nineteen hundred and twenty-one by and between William H. Howard and Amanda I. Howard, his wife, of Anne Arundel County, State of Maryland, of the first part, hereinafter called "Mortgagors"; and Harry J. Hopkins, also of said County and State, of the second part, hereinafter called "Mortgagee".

Whereas, the said Mortgagors are justly indebted unto the said Mortgagee in the sum of One Thousand Dollars (\$1,000.00), Being the balance due for the purchase price of the property herein-after described, and this day conveyed unto the said William H. Howard by, said Harry J. Hopkins and wife, as evidence of which indebtedness the said Mortgagors have passed to the said Mortgagee their promissory note for said sum of One Thousand Dollars (\$1,000.00), of even date herewith, and payable five years after date, with interest thereon at the rate of six per centum, per annum, payable quarterly from date of January 1, 1921; and

Whereas, it has been agreed by and between the said parties that the principal of said promissory note is to be paid in installments of fifty Dollars (\$50.00) quarterly, said quarterly payments to be applied toward the payment of the principal of said note, interest on the unpaid balance of said principal to be abated proportionately; ~~the said Mortgagee is to have the privilege of making larger payments on the principal of said debt than herein stated at the option of the said Mortgagee; and~~

Whereas, it has been agreed by and between the said parties that this mortgage should be executed for the purpose of securing the payment of the said note, together with any and all renewals thereof or substitutes therefor, at the times limited for the same.

Now therefore, this Mortgage witnesseth; That in consideration of the premises and of the sum of Five Dollars (\$5.00), the said Mortgagors do hereby grant and convey unto the said Mortgagee all that lot or parcel of land situated on the southwest side of Northwest Street, in the City of Annapolis, Maryland, having a frontage of 37 feet 6 inches on said Street and an irregular depth

Exhibited to Harry J. Hopkins Jan 30/1921

therefrom, and being improved by a frame dwelling house now designated as No. 59 Northwest Street Annapolis, Maryland.

Being the identical property which was conveyed unto the said William H. Howard by the said Harry J. Hopkins and wife, by deed of even date herewith and recorded among the Land Records of Anne Arundel County Just ahead of these presents.

Together with the buildings and improvements thereon and the rights, roads, ways, water, privileges appurtenances and advantages, thereto belonging, or in anywise appertaining.

To Have and To Hold the aforesaid parcel of ground and premises unto and to the proper use and benefit of the said Mortgagee, his heirs and assigns forever.

Provided, that if the said Mortgagors, their heirs, personal representatives or assigns, shall well and truly pay or cause to be paid the aforesaid sum of One Thousand (\$1,000.00) Dollars, and all interest thereon accrued, when and as the same may be due and payable, 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 Mortgagors 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 which taxes, assessments, public dues, charges mortgage debt and interest, the said Mortgagors for themselves, their heirs personal representatives and assigns, do hereby covenant to pay when lawfully demandable. But if default be made in payment of said money, or the interest thereon to accrue in any part either 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 shall be deemed due and demandable, and it shall be lawful for the said Mortgagee, his heirs, personal representatives or assigns, or Ridgley P. Melvin, their Attorney or Agent, at any time after such default, to sell the property hereby mortgaged or so much thereof as may be necessary, to satisfy and pay said debt, interest and all cost incurred in making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his her or their heirs or assigns, and which sale, be made in the manner following, viz; upon giving twenty days notice of the time, place, manner and terms of sale, in some newspaper printed in Anne Arundel County, and such other notice as by the said Mortgagee, his heirs, personal representatives or assigns, may, deemed expedient; and in the event of a sale of said property, under the powers hereby granted, the proceeds, arising from such sale to apply; First, to apply the payment of all expenses incident to such sale, including a fee of Twenty-five dollars and a commission to the party making sale of said property equal to the commission allowed Trustees for making sale of property by virtue of a decree of a court having equity jurisdiction in the state of Maryland; secondly, to the payment of all claims of the said Mortgagee, his personal representatives and assigns under this Mortgage, whether the same shall have matured or not, and the surplus (if any there be) shall be paid to the said Mortgagors their personal representatives or assigns or to whoever may be entitled to the same.

And the said Mortgagors for themselves, their heirs personal representatives and assigns, do hereby covenant and agree that immediately upon the first insertion of the advertisement or notice of sale as aforesaid under the powers hereby granted, there shall be and become due by 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, equal to one-half the percentage allowed as commissions to trustees making the sale under orders or decrees of the Circuit Court for Anne Arundel County in Equity, which said expenses, costs and commission the said Mortgagors for themselves, their heirs, personal representatives and assigns, do hereby covenant to pay, and the said Mortgagee, his heirs, personal representatives or assigns or Ridgley P. Melvin their said Attorney, 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, but said may be proceeded with unless, prior to the day appointed therefore, legal tender be made of said principal, costs expenses and commissions.

And the said Mortgagors ,for themselves and their personal representatives and assigns ,do further covenant to insure, and pending the existence of this Mortgage to keep insured in some good company satisfactory to the said Mortgagee, his heirs, personal representatives and assigns, the improvements on the hereby mortgaged land to the amount of at least One Thousand (\$1,000.00) Dollars ,and to cause the policy to be effected thereon to be so framed or endorsed, as in case of fire to inure to the benefit of the said Mortgagee, his heirs, personal representatives and assigns to extent of their lien or claim hereunder, and to deliver said policy or policies to the said Mortgagee, his heirs, personal representatives and assigns.

Witness the hands and seals of the said Mortgagors.

Test; Laura R. Jickling.

William H. Howard. (SEAL)

Amanda I. Howard . (SEAL)

State of Maryland To wit:-
Anne Arundel County

I Heroby coryify, that on this first day of January in the year nineteen hundred and twenty-one before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid ,personnally appeared William H. Howard and Amanda I. Howard, his wife, the Mortgagors named in the aforegoing Mortgage and each acknowledged the aforegoing Mortgage to be their act. At the same time also appeared Harry J. Hopkins, the Mortgagee named in the aforegoing mortgage, and made oath in due form of law that the consideration set forth in said Mortgage is true and bona fide as theirin set forth.

Witness my hand and seal Notarial.

Laura R. Jicklin.

(Notary Seal)

Notary Public.

Recorded Jan. 6th 1921. at 11A.M.

For value Received I hereby release the within mortgage and the debt received thereby.

Witness my hand and seal this (5th) fifth day of March 1927.

*Witness Harry Hopkins
Witness Emma K. Moore*

*Harry J. Hopkins (seal)
HARRY J. HOPKINS*

Signed 7 March 1927 2 P.M.

*Copy delivered to
E. A. Felt
Mar. 2, 1927*

This Deed ,made this 4th day of January, in the year Nineteen Hundred and twenty-one, by George S. Lopaz, Albert Oliver Lopaz, and Victoria Irene Calvert (nee Lopaz) all of the City of Baltimore, in the State of Maryland.

Whereas, ~~William Williams and Albert Williams were by deed dated May 10th, 1899, and recorded among the Land Records of Anne Arundel County in Liber G.W. No. 13 Folio 395 Etc., did convey the property therein described to Susan A. Lopaz and Joseph O. Lopaz, her husband, for and during the term of their natural lives and from and after the death of said Susan A. Lopaz and Joseph O. Lopaz, her husband, to William Allen Lopaz, upon payment by the said William Allen Lopaz to George S. Lopaz of Twenty-five Dollars, and to Albert Oliver Lopaz the sum of Twenty-five Dollars and to Victoria Irene Calvert (nee Lopaz) the sum of Twenty-five Dollars. And whereas, the said Susan A. Lopaz, ~~and~~ and Joseph O. Lopaz, her husband, have departed this life and the said William Allen Lopaz being desirous, ^{in himself} in himself the sole right and title to the aforesaid property free, clear and discharged from the said charge of Twenty-five Dollars each to be paid to George S. Lopaz, Albert Oli-~~