

= anted as part of Lot No. 2, reversed, South  $4\frac{1}{2}$  East 44 yds. to the Old Hagerstown Road, then with said road and the third line of said  $6\frac{1}{2}$  Acre Lot, and the land of Jacob Smith of M & others, N  $44^{\circ}$  W 65 yds. to the division line agreed upon by the said Mary Ann E Hoffman and her brother Aaron Poffenberger, and then with said division line three courses and distances N.  $28^{\circ}$  E  $29\frac{1}{10}$  yds to a stone North 17 yds to a stone, then North  $16^{\circ}$  W  $19\frac{1}{10}$  yds to the beginning, containing 12 Acres 1 rood, and 10 yds. of land, the aforesaid described pieces or parcels of land are the said Mary Ann E Hoffman's portion or part of a partition deed between her and her brother Aaron Poffenberger the two surviving heirs of Jacob Poffenberger deceased, which partition deed was Executed on the 20<sup>th</sup> day of December 1854 and recorded in Liber E. No 5. Folios 348, 349, 350, 351 & 352 One of the Land Records of Frederick County, by reference thereto being had, all will more fully and at large appear. And all the aforesaid lands are intended by these presents, except one lot of  $\frac{1}{4}$  of an acre sold & conveyed to William Metzger, and one lot conveyed to Jacob Young of D. Containing 3 Acres more or less, Also another lot not included in the aforesaid Partition deed is intended by this Mortgage to the said William Metzger, being all that lot of land, which was deeded to said Mary Ann E Hoffman by Mary Poffenberger by a deed dated, February 12<sup>th</sup>, 1862 and recorded in Liber B. of D. No 17 Folio 300 one of the Land Records of Frederick County, the Lot is described as follows. Beginning at a stone standing at the end of  $17\frac{1}{10}$  yds on the first line of the whole  $6\frac{1}{2}$  Acre lot deeded to said Mary Poffenberger by Jacob Smith of M & wife, and of which this is a part, and running thence with the outlines of the whole  $6\frac{1}{2}$  acre lot three courses and distances, viz North  $2^{\circ}$  East  $12\frac{1}{10}$  yds. to a stone, North  $73\frac{1}{4}$  West 32 yds. to a stone, South  $2^{\circ}$  West  $17\frac{1}{10}$  yds. to a stone being the division corner of the parties concerned, then South  $52^{\circ}$  East 30 yds. to the place of Beginning, Containing Two acres three rods and 29 square perches of land more or less. This lot together with all the other lots above named and described, are meant and intended by these presents on this Mortgage. Therefore we the said Elias Hoffman and Mary Ann E Hoffman his wife do grant in fee simple to the said William Metzger, all the said Lots or parcels or pieces of land. Provided always that if the said Elias Hoffman shall well and truly pay to the said William Metzger the said sum of sixteen hundred Dollars in said single bill specified, when due and payable according to the terms and effects thereof, and shall well and truly pay the interest thereon Annually in each and every year, then this Mortgage shall be void, and of no effect. But if default shall be made by the said Elias Hoffman in the payment of said sum of sixteen hundred dollars in said single bill specified when due and payable, or shall fail, neglect, or refuse to pay the interest thereon annually in each and every year. Then it shall be lawful for the said William Metzger his executor, administrator or assigns, to enter upon the said Mortgage premises, he first giving notice in one or more of the Newspapers published in Frederick County, and by bills or otherwise giving public notice of the time, place, manner and terms of sale, which terms shall be one third of the purchase money to be paid in hand. The residue in two equal annual payments from the day of sale, the purchaser giving his/her notes with approved security bearing interest from the day of sale. And after the payment of all costs and expenses attending such sale and a Commission of five per cent to the Mortgagee for making such sale. The said debt and interest thereon due and owing on said single bill, then to pay over any surplus proceeds of sale to the said Elias Hoffman & Mary Ann E Hoffman his wife their executor administrator or assigns - Witness our hands & seals.

Pat. Sec. No. 3  
 Elias Hoffman  
 Mary A. E Hoffman