situate lying and being, near the Point of Rocks, in the County of Frederick and State of Maryland comprising part of a tract of Land called "The Resurvey on Hopkins Choice", part of a tract called "Bunker Hill", part of a tract called "Sand Stone Ridge", part of a tract called "Carrollton", and part of a tract called "Hibin the Middle," containing in the aggregate, (exclusive of the Rail Road) two hundred and fifteen acres of Land more or less, and being particularly described by metes and bounds, courses and distances in a deed from the said Nathan T. Talbott to the said Daniel S. Rotto bearing even date herewith and intended to be recorded simultaneously with these presents, among the Land Records of Frederick Co, and this Mortgage is executed with the express understanding that it is to be the first lien upon said premises, it being given to secure the payment of part of the consideration money of the said property and premises, Provided that if the said Daniel S. Rotto shall pay on or before the 15th day of December in the year 1872, to the said Nathan T. Talbott the sum of Five hundred dollars with interest thereon from the 15th day of July 1872, and shall also pay on or before the 15th day of May in the year 1873, to the said Nathan T. Talbott the further sum of One thousand dollars, with the interest thereon from the 15th day of July 1872; and shall also pay, on or before the 15th day of May in the year 1874 to the said Nathan T. Talbott the further sum of Fifteen hundred and fifty dollars, with interest thereon from the 15th day of July 1872, and shall pay the interest thereon annually according to the tenor of his sealed Note aforesaid, and shall also pay on or before the 15th day of May in the year 1875, to the said Nathan T. Talbott the further like sum of Fifteen hundred and Fifty dollars, with interest thereon from the 15th day of July 1872, and shall also pay the interest thereon annually according to the tenor of his other sealed Note aforesaid then this Mortgage shall be void. And the said Daniel S. Rotto hereby covenants that he will pay the aforesaid money and the interest thereon annually, according to the tenor of the sealed Notes aforesaid, Provided that until default of payment, of the said sealed Notes, or any one of them, or the interest thereon annually, the said Daniel S. Rotto shall retain possession of the Mortgaged premises And provided that if default shall be made in the payment of the sealed Notes aforesaid or any one of them, or the interest thereon at the time or in the manner aforesaid then it shall be lawful for the said Nathan T. Talbott, his executors, administrators or assigns, to sell the said Mortgaged premises at the City Hotel in Frederick Town by Public Auction, for cash, after giving at least three weeks Public notice of the time, place and terms of sale, in some Newspaper published in Frederick-Town, once a week prior to the day of sale, and to apply the proceeds of such sale to the payment, in the first place of the expenses attending said sale, and then to the payment of the debt and interest due and unpaid upon said sealed notes, and the surplus, if any there be to pay the same over to the said Daniel S. Rotto.

Witness our hands and seals

Test-
N. Mahony.

D. S. Rotto (seal)
Isadora B. Rotto (seal)

State of Maryland, Frederick County, to wit:
I hereby certify, that on this Seventeenth day of July in the year Eighteen hundred and Seventy two, before me the subscriber, a Justice of the Peace of the State of Maryland in and for the County of Frederick aforesaid, personally appeared Daniel S. Rotto and Isadora B. Rotto his wife and did each acknowledge the aforegoing Mortgage to be their respective act, and at-