Joseph Hays Executor of Mary A Brown deceased daughter of the said James Myers deceased containing four and a half Acres of Land more or less provided that if the said Joseph T. Florence shall pay on or before the Seventeenth day of December 1871 to the said Joseph Byers the sum of three hundred and fourteen dollars and twenty nine cents 29/100 with the interest thereon from the date hereof according to the tenor of his Note or obligation then this Mortgage shall be void and provided that if default shall be made in the payment of the money aforesaid and interest thereon at the time aforesaid then it shall be lawful for the said Joseph Byers to sell the said Mortgaged premises by Public Auction in the Town of Emmittsburg for cash by giving three weeks notice by printed bills distributed throughout the District and publishing notice in one of the Newspapers published in the County at least once a week for three weeks of the time place manner and terms of sale to pay the debt and the surplus if any over to the said Joseph T Florence and the said Joseph T. Florence covenants that he will during the continuance of this Mortgage keep the Mortgaged property insured for the sum of five hundred dollars paying the premiums thereon from time to time as they fall due and that he will assign the policy of insurance to the said Joseph Byers for his benefit in case of loss by fire and further covenants that should he fail in this particular and the said Joseph Byers pay the premiums for the said insurance the amount of the premiums so paid with the interest thereon shall be a lien on the said Mortgaged property as though included in the first instance in the Mortgage itself

Witness our hands and seals

Witness
Henry Stokes.

Joseph T. Florence (Seal)
Margaret J. Florence (Seal)

State of Maryland, Frederick County, to wit:
I hereby certify that on this 17th day of December in the year 1870 before the subscriber a Justice of the Peace of the State of Maryland in and for Frederick County aforesaid personally appeared Joseph T Florence and Josephine his wife and acknowledged the within Mortgage deed to be their respective acts and at the same time also appeared Joseph Byers and made Oath on the Holy Evangely of Almighty God that the consideration set forth in the foregoing Mortgaged deed is true and bona fide as therein set forth

Acknowledged before
Henry Stokes.

Acknowledgment of Purchaser

I hereby certify that the foregoing is a true copy of the original Mortgage as re-
in Liber C. M. No. 6 folio 233 & 234 one of the Land Records of Frederick County.
(Seal) In testimony whereof I have unto subscribe my name and affix the seal of the Circuit Court this 21st day of October A. D. 1873

Charles Mantz Clerk.

Court's Order

Exhibit "C"

Mortgagee Sale.

By virtue of a power of sale contained in a deed of Mortgage from Joseph T Florence and Margaret J. Florence his wife to Joseph Byers dated the 17th day of December 1870 and recorded in Liber C. M. No 6 folio 233 &c, one of the Land Records of Frederick County the undersigned appointed Trustee to sell the Land thereby conveyed will offer at Public Sale at the "Western Maryland Hotel" in Emmittsburg

Auditor