interest from date the interest payable semi-annually in each and every year stand indebted unto Ann R Schaffer in the sum of Eight Thousand dollars and to secure the payment of said sum of money in said single bill mentioned when due and to secure the payment of the interest thereon semiannually in each and every year to secure the payment of all taxes assessments public dues or charges levied or to be levied by Law on the said Mortgage debt hereby intended to be secured. We the said Jonathan Routzahn and Catharine Routzahn his wife do grant in fee simple to the said Ann R Shaffer all the following pieces or parcels of Land situate lying and being in Frederick County State of Maryland to wit: all those pieces or parts of tracts of Land situated in Frederick County State aforesaid containing Two hundred and two Acres of Land more or less and more particularly described by courses and distances metes and bounds described and set forth in the dee from Daniel Routzahn and wife to said Jonathan Routzahn dated on the 20th day of April 1853 and recorded in Liber E S. No. 4 folio 44 & 45 one of the Land Records of Frederick County will more fully and at large appear the said Lands being the same hereby intended to be conveyed Also all that part of a tract of Land situate in said County and State being part of a tract called "Nicholas Content" containing 41 Acres of Land more or less heretofore conveyed by Joseph Routzahn and wife to said Jonathan Routzahn by deed recorded in Liber E. S. No. 1 folio 176 & 177 one of the Land Records of Frederick County, also all that part of a tract of Land situate in said County and State being part of a tract of Land called "Content" containing 4 Acres of Land and 34 square Perches of Land heretofore conveyed by Lawson Rausburg and wife to said Jonathan Routzahn by deed dated on the 20th day of May 1870 and recorded in Liber C. M. No 6 folio one of the Land Records of Frederick County Provided always if I the said Jonathan Routzahn shall pay to the said Ann R Shafer the said sum of Eight Thousand dollars specified in said single Bill when due and payable according to the tenor and effect thereof and shall also pay to said Ann R Shafer the interest thereon semi-annually in each and every year and shall also pay to said Ann R Shafer the taxes levied or to be levied by Law on said Mortgage debt then this Mortgage shall be void But if default shall be made by the said Jonathan Routzahn in the payment of said debt or the interest thereon as the said principal and the said interest thereon becomes due and payable according to the tenor and effect of said single bill and default shall be made by said Jonathan Routzahn in the payment of taxes assessments public dues and charges levied by Law on the Mortgage debt secured by this Mortgage then it shall and may be lawful for the said Ann R Shafer her Executor or Administrator to sell said Mortgaged premises at Public Sale at the Dill House Frederick City for Cash she or her Executors or Administrators first giving at least three weeks notice by publication inserted in one or more of the Newspapers published in Frederick County of the time place manner and terms of sale to pay first all expenses connected with said sale, Secondly all taxes on said property and on the Mortgage