"Exhibit 2"

$18 P Stamp

This Mortgage, made this 21st day of October in the year 1871, by us Josiah Bankard and Ann E Bankard his wife and Dennis Bankard of Baltimore City in the State of Maryland, "Whereas Josiah Bankard and Dennis Bankard trading as "Bankard & Bros." Mary Bankard and Upton Stoner did draw their promissory note for Three Thousand dollars dated Balt. June 1st 1870 payable twelve months after date to the order of F E Metzgar, and whereas said note was signed by said Mary Bankard and Upton Stoner by way of security for said Bankard & Bros they having received no consideration or part of said money mentioned in said note, and whereas said Bankard Bros. at the time of said Mary Bankard and Upton Stoner so signing said note, having agreed to indemnify and save harmless said Mary & Upton so signing said note and in the event of said Mary Bankard and Upton Stoner being compelled to pay said note or any part thereof or subjected to any costs and damages by reason of their so signing said note, and whereas for the purpose of indemnifying and saving said Mary Bankard and Upton Stoner as aforesaid this Mortgage is executed, Now this Mortgage Witnesseth that in consideration of the premises and of the sum of one dollar the said Josiah Bankard and Ann E Bankard his wife and Dennis Bankard, M J Bankard his wife do grant unto the said Mary Bankard and Upton Stoner in fee simple all the right and title they possess in and to those parts of tracts of Land which was bequeathed to the heirs of John Bankard late of Frederick County deceased by his last Will and Testament being parts of tracts of Land called "Dorbits Renoud" "Rectitude" "Brown's Choice" "The Resurvey on Justices Delight" and "Adventure" lying contiguous and containing Two hundred and fifty-five Acres and Thirty Four Square Perches of Land more or less it being the same property which was conveyed to the said John Bankard by Abraham Stoner and Elizabeth Stoner his wife by deed bearing date April 19th 1854 and duly recorded in Liber E. S. No. 5 folio 201 &c. of Land Record of Frederick County Maryland together with the buildings and improvements thereupon and the rights roads ways waters privileges appurtenances and advantages thereto belonging or in any wise appertaining, Provided always and this Mortgage is made upon this condition to wit: if said Bankard Bros. well and truely pay said sum of money to the person entitled when demanded and shall indemnify and save harmless said Mary Bankard and Upton Stoner their heirs and representatives from the payment of said note or any part thereof and from all costs expenses damages to them or either of them by reason of their having so signed said note then this Mortgage to be null and void But should said Mary Bankard and Upton Stoner or either of them or their heirs or representatives be compelled to pay any part of said money mentioned in said note or any costs damages or expenses by reason of said Bankard & Bros. failure to pay said note when demanded then this Mortgage shall be deemed to be forfeited and said Mary Bankard and Upton Stoner or the one so paying said note or any part thereof shall be entitled at once to foreclose this Mortgage and in case of any default being made in any condition of this Mortgage then these Presents