Now therefore in consideration of the premises we the said Ezra Rowe and Mary C. Rowe his wife do grant in fee simple unto the said John Ramsburg, all that piece or parcel of ground with the improvements thereon situated and lying on the South side of East Third Street in Frederick Town Frederick County Maryland fronting on said street fifteen feet more or less, and running back for depth one hundred and Ninety two feet to the northern boundary of an Alley eleven feet wide being the Western half of of Lot No. 11, in square No 44, as designated on the Plat filed by the Executors of the late John Tehan in the Orphans' Court for Frederick County and which is recorded in the Land Records of Frederick County in Liber T. M. No. 7, folio 511 as by reference thereto will appear; reserving and excepting out of this conveyance for the use and benefit of the owners or occupyers of that part of said Lot No 11, lying immediately east of and adjacent to the property herein described, the Right to the joint use of the alley, three feet in width and twenty eight feet in depth between the respective buildings on said Lot as now existing; and being the same property and premises this day conveyed by the said John Ramsburg and Margaret Jane his wife, to the said Mary C. Rowe, and these presents are given to secure the payment of part of the Consideration money of said Property and Premises. Provided, that if the said Mary C. Rowe shall pay on or before the first day of April in the year Eighteen Hundred and Seventy seven to the said John Ramsburg the said sum of five Hundred Dollars with interest thereon from the first day of April in the Year 1873, and shall pay the said interest quarter yearly on the first day of July October, January and April in each year then this Mortgage shall be void. Provided that until default of Payment of the said sum of money or the interest thereon quarter yearly as aforesaid the said Mary C. Rowe shall retain possession of the Mortgaged Premises and Provided that if default shall be made in the Payment of the money aforesaid or of the interest thereon quarter yearly as aforesaid, then it shall be lawful for the said John Ramsburg his Personal Representatives and 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 and extinguishment of the entire claim of the said John Ramsburg his Personal Representatives and assigns hereunder whether the same shall have then matured or not, and the surplus if any, to pay to the said Mary C. Rowe for her sole, separate and exclusive use. And the said Mortgagors for themselves and their personal representatives further covenant with the said John Ramsburg his personal representatives and assigns that they will keep the buildings erected upon the ground conveyed insured against loss by fire, and assign the policy and certificates thereof to the said John Ramsburg his Personal Representatives and assigns, and in default thereof it shall be lawful for the said John Ramsburg his personal representatives and assigns to effect such insurance and the premium and premiums so paid for effecting the same shall be a lien on the Mortgaged premises as if included in the first instance in the Mortgage itself.

Witness our hands and seals

Test
W. Mahony

Ezra Rowe (Seal)
Mary C. Rowe (Seal)

State of Maryland
Frederick County to wit } I hereby certify that on this seventh day of April in the year Eighteen hundred and Seventy three before me the subscriber a Justice of the Peace of the State of Maryland in and for the County of Frederick aforesaid personally appeared Ezra