water rights and privileges, mills and other improvements situate and lying in the County of Frederick and State of Maryland which the said John Phleeger obtained from Daniel Buckey acting Executor of Christian Kemp late of Frederick County in the State of Maryland deceased by Deed dated the 25th day of June in the year 1840 and recorded in the Land Records of Frederick County aforesaid in Liber H S No. 11 folios 224 225 and 226 as by reference thereto will appear

Provided that if the said John Phleeger shall pay to the said Central National Bank of Frederick the several promissory notes aforesaid as they shall respectively mature and fall due and payable whether the same were executed by him as principal or as Co-security for Frederick K Phleeger or shall pay all and every renewal or renewals thereof when such renewal note or notes shall mature and fall due and payable and when payment thereof shall be demanded by the said Central National Bank then this Mortgage shall be void, Provided that until default be made in the payment of the promissory notes aforesaid or in any one of them or in any of the renewals thereof the said John Phleeger shall possess the mortgaged premises as of his present estate therein and provided that if default shall be made in the payment of the several promissory notes aforesaid or in any one of them or in any of the renewals thereof whether executed by the said John Phleeger as principal or as John Phleeger & Son or as Co-security for the said Frederick K Phleeger when such renewal note or notes shall mature and ~~become~~ due and payable and payment thereof shall be demanded by the said Central National Bank of Frederick then it shall be lawful for George R Demmu the President of said Central National Bank or his successor in Office duly elected to sell 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 one or more newspapers published in Frederick County 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 including Counsel fee and Commissions and then to the payment of all of the said promissory notes whether the same shall then matured or not together with all interest that shall have accrued thereon and the surplus if any there be to pay the same over to the said John Phleeger.

Witness our hands and seals

Test
H Mahony

John Phleeger (Seal)
Susanna Phleeger (Seal)

Which is thus Endorsed Viz:

State of Maryland Frederick County to wit.

I hereby certify that on this 15th day of July in the year 1875 before me the subscriber a Justice of the Peace of the State of Maryland in and for the County aforesaid personally appeared John Phleeger and Susanna Phleeger his wife and did each acknowledge the aforegoing Mortgage to be their respective act