No. 4478 Equity

Mary A. Collins
To copy Deed of Trust
John J Johnson

At the request of John J Johnson the following Deed of Trust is recorded Feb 18th 1874

Exhibit B

This Indenture made this sixth day of February in the year of our Lord One thousand eight hundred and seventy four, between Mary A Collins of the first part and John J Johnson Trustee, both of Washington City District of Columbia of the second part. Whereas the said Mary A. Collins is justly indebted unto William S Thompson of Washington City, D.C in the full sum of Seven thousand one hundred & thirty 58/100 dollars ($7130.58) for which sum she has executed and delivered unto said William S Thompson her three promissory notes bearing even date herewith, and payable in one two and three years after date for two thousand three hundred and seventy six 86/100 dollars respectively with interest at six per cent, payable semi-annually, said Mary A. Collins being desirous to secure the punctual payment of the same do therefore make and execute these presents. Said notes are given for purchase money Now therefore This Indenture witnesseth, That the said party of the first part for and in consideration of the premises aforesaid and the sum of One dollar, in lawful money of the United States to her in hand paid by the said party of the second part at and before the sealing and delivery of the presents the receipt whereof is hereby acknowledged ha granted bargained sold, aliened enfeoffed released and conveyed, and does by these presents grant, bargain sell alien enfeoff release and convey unto the party of the second part, his heirs and assigns the following described real estate, situate in the County of Frederick in the State of Maryland to wit, being lot number two part of Lot Number One of the grand divisions of "Carroll's Manor" and particularly described in a Deed of Conveyance from Thomas Foley, to said William S. Thompson and duly recorded in Liber C. M. No. 4 folio 236 &c one of the Land Records of said Frederick County to which reference is had for the particular the above described land contains Two hundred and twenty five and one fourth acres more or less, with all the improvements ways easements rights privileges appurtenances and hereditaments to the same belonging, or in any wise appertaining, and all the estate, right, title interest and claim whatsoever either at law or in equity of the said party of the first part, of in and to the said piece or parcel or tract of Land and premises.

To have and to hold the said piece or parcel of Land and premises, with the appurtenances unto and to use of the said party of the second part, his heirs and assigns In and upon the Trusts nevertheless hereinafter mentioned and declared and none other that is to say. In Trust to permit the said party of the first part, her heirs or assigns to use and occupy the said described premises, and the rents issues and profits thereof to take have and apply to and for her and their sole use and benefit until default be made in the payment of said notes or any of them, or any installment of interest due thereon or any proper cost, charge or commission, half commission or expense in and about the same And upon the full payment of all of said notes, and the interest thereon, and all other proper costs, charges commissions half commissions and expenses at any time before the sale hereinafter provided for, to release and reconvey the said described premises unto the said party of the first part her heirs or assigns, at her or their cost. And upon this further trust, that upon default being made in the payment of the said notes or any one of them or any installment of interest due thereon or any proper cost charge, commission half commission or expense in and about the same, then and at any time thereafter to sell the said piece or parcel of Land and premises at Public Auction upon such terms and conditions, and at such time and place and after such previous pub-