

No. 4592 Equity.

the New Market Road two courses (4) North 46° East 168 feet (5) North 43½° East 173 feet (6) thence North 44½° West to the place of beginning containing One Acre two rods and twenty six feet of Land more or less, it being the same property conveyed by deed from Henry Baker and wife to the said George W. Rippon & Winfield S. Rippon which deed is recorded in Liber J. G. No. 4 folio 998 - one of the Land Records of Frederick County. Excepting so much as was conveyed therefrom to James Gauer and Jennie A. Gauer by deed of even date with these presents and executed just prior thereto. Provided that if the said George W. Rippon and Emma Rippon his wife shall pay to the said Mr. Charles A. Stovvord one year from the date of these presents the said sum of two hundred and seventy five dollars together with the interest due on the same according to the tenor of their said promissory note then this mortgage shall be void, and the said George W. Rippon and Emma S. Rippon his wife covenant that they will pay the aforesaid sum of money and interest on the same. And the said George W. Rippon and Emma S. Rippon, covenant that they will during the continuance of this mortgage keep the buildings on the mortgaged premises insured for the sum of four hundred dollars paying the premiums thereon from time to time as they fall due and that they will assign the policy of insurance to the said Mr. Charles A. Stovvord for his benefit in case of loss by fire and that should they fail to pay said premiums the said Mr. Charles A. Stovvord pays them then the amounts so paid shall be a lien on the mortgaged premises as though originally included herein. And the said George W. Rippon and Emma S. Rippon his wife, covenant that they will pay all taxes which may be assessed or levied on said mortgaged premises and the mortgage debt. Provided that if default shall be made in the payment of the said sum of two hundred and seventy five dollars and any interest due thereon at the time or in the manner above specified as directed by said promissory note then it shall be lawful for the said Mr. Charles A. Stovvord his executor administrator or assigns to sell the said mortgage premises at the said mortgage premises by public Auction for Cash after giving at least three weeks public notice of the time place manner and terms of sale in some one Newspaper printed and published in Frederick County at least once a week for three successive weeks prior to the day of sale and out of the proceeds of sale 1st pay all expenses attending said sale including the usual Equity commission and reasonable fee for filing the report of sale to the solicitor writing them 2nd pay the above mortgage debt and the balance if any to pay over to the said Emma S. Rippon. Witness our hands and seals

Test

John G. Antkifer

George W. Rippon

Emma S. Rippon

(Seals)

Which is thus endorsed, viz:

State of Maryland, County of Frederick Let.

Shereby certify that on this

First day of May A. D. 1878, before the subscriber a Justice of the Peace of the State of Maryland in and for Frederick County personally appeared the above named George W. Rippon and Emma S. Rippon