

No 656 Equity

on the lines in said deed South 29 1/2 degrees West 29 1/2 perches North 59 1/2 degrees West 14 1/4 perches to the beginning of a tract of Land, called "Travelle's Past" South 42 3/4 degrees West 91 3/4 perches North 41 1/2 degrees West 53 1/2 perches South 53 3/4 degrees West 69 3/4 perches South 36 1/4 degrees East 35 3/4 perches South 1 1/2 degrees East 57 1/2 perches, South 5 1/2 degrees East 28 perches, South 84 degrees East 4 1/2 perches North 64 degrees East 11 perches, North 71 1/4 degrees East 20 1/2 perches, North 72 1/2 degrees East 51 perches South 80 degrees and 25 minutes East 38 3/4 perches North 6 1/4 degrees East 12 perches South 74 1/2 degrees East 8 1/2 perches South 56 degrees East 26 perches South 37 1/2 degrees East 15 1/4 perches then with lines of Division to exclude parcels of Land heretofore sold by Jacob Austbaum (beasms changed to correspond with the former survey) North 5 1/4 degrees East 11 3/4 perches to a line stone on the West side of the Public Road North 37 1/4 degrees East 41 perches to a line stone on said Public Road South 52 1/4 degrees East 1/2 perch to a stone on the East side of said Road, and standing at the end of the 20th line of the aforesaid deed from then with and bounding again on the lines of said deed North 41 degrees East 45 perches North 50 degrees West 31 1/2 perches North 41 1/4 degrees East 63 perches, North 55 1/4 degrees West 36 perches North 56 degrees West 2 perches South 38 1/2 degrees West 7 perches North 5 to degrees West 5 1/4 perches to the place of beginning, Containing One hundred and eighty five Acres and fifty one square perches of Land more or less, being the same land which was conveyed to the said Jacob L. Shall by Jacob Austbaum by deed dated April 11, 1871, and recorded among the Land Records of Frederick County, in Liber L. G. No. 1 folio 568 57 and which was subsequently conveyed to the said Jacob L. Shall by the said Jacob Austbaum and Margaret A. Austbaum his wife by deed bearing date April 8, 1875, and recorded among the Land Records of Frederick County, in Liber L. G. No. 3, folio 980 and being also the same Land which is described in said deed bearing date April 8, 1875, and recorded among the Land Records of Frederick County, with even date herewith, or intended to be so recorded, as by reference to said deeds will fully appear, &c. Together with the buildings and improvements thereupon, and all the rights, ways, waters, privileges, appurtenances and advantages thereunto belonging or in any wise appertaining. Provided that if the said Jacob L. Shall his heirs Executors administrators or assigns shall pay to the said Laura A. Austbaum, Mary E. Austbaum, Fanny M. Baker wife of William H. Baker Susanna Bond wife of John S. Bond and Sarah Austbaum or their respective heirs Executors, administrators or assigns Each the sum of Two thousand Dollars current money with the interest thereon according to the tenor of said several promissory notes, and shall perform all the covenants herein in his or their part to be performed then this Mortgage shall be void. And it is further agreed that until default be made in the premises the said Jacob L. Shall shall possess the aforesaid property upon paying in the mean time all taxes on the hereby mortgaged property, and on the Mortgage debt and interest hereby intended to be secured which taxes the said Jacob L. Shall hereby covenants to pay when legally demandable. But in case of any default being made in any condition of this Mortgage then these presents are hereby declared to be made in trust, and the said Laura A. Austbaum, Mary E. Austbaum, Fanny M. Baker wife of William H. Baker Susanna Bond wife of John S. Bond and Sarah Austbaum their heirs Executors, administrators, and assigns or Charles S. Perfunder of Carroll county Maryland their duly constituted Attorney or Agent, are hereby authorized and empowered to sell all the property hereby mortgaged or so much thereof as may be necessary, and to grant and convey the same to the purchaser or purchasers thereof or to his her or their heirs or assigns which sale shall be made in the following manner by giving at least twenty days notice of the time place manner and terms of sale, in some newspaper published in Frederick County Maryland, and the proceeds arising from such sale to apply first to the payment of all the expenses incident to such sale, and all such costs and Counsel fees as the Mortgagees their heirs

Exhibit

State of Maryland