

No. 4688 Equity

side of West Patrick Street in said City, and being the first Lot on the West side of Carroll Creek, and known as the Elbert Homestead, together with all the building, improvements, and appurtenances thereto belonging, and being the same lot of ground, conveyed to the said William H. Ramsburg by Frederick J. Nelson, Trustee by deed, dated on the fifteenth day of March Eighteen hundred and eighty and intended to be recorded simultaneously with the recording of this mortgage. Provided that if the said William H. Ramsburg, my executor, administrators shall pay to the said William R. Sanderson his executor, administrators, or assigns, the said sum of money in said Single Bill recited, when the same shall become due and payable, according to the tenor and effect thereof together with all interest that may accrue thereon then this Mortgage shall be null and void.

Provided that until default shall be made in the payment of the said Single Bill the said William H. Ramsburg, or his assigns may occupy and possess the premises as of his present estate therein, and provided further that if default shall be made in the payment of the said sum of money in said Single Bill recited, or the interest that may be due thereon when the same shall mature and become due and payable, according to the tenor and effect thereof then it shall be lawful for the said William R. Sanderson his executor administrators or assigns to sell the said mortgaged premises at the "Hell House" in Frederick City Frederick County, State of Maryland, at Public Sale for Cash. But before making any such sale the said William R. Sanderson his executor administrators or assigns shall first give, at least twenty days previous notice of the time place manner and terms of Sale by advertisement in one or more of the newspapers published in Frederick County and also such other notice, as he, or they shall think proper, and the proceeds of such sale shall be applied as follows first to the payment of all costs and charges, and expenses of sale, including the usual Chancery Commission to the Trustee making such sale, and allowance of reasonable Counsel fees, secondly to the payment of the Mortgage debt and all interest that may accrue thereon, and the surplus if any to be paid to the said William H. Ramsburg his executor administrators or assigns.

And the said William H. Ramsburg covenants with the said William R. Sanderson to pay, all taxes, assessments public, dues and charges, State County and Municipal levied or to be levied on the Mortgage debt hereby created or secured.

And the said William H. Ramsburg further covenants with the said William R. Sanderson that he will, cause the buildings and improvements on the mortgaged premises to be insured, in some Insurance Company for a sum not less than One thousand dollars, that he will pay all premiums on the policy of Insurance effected thereon and that as an additional security he will, in case of loss by fire, assign and transfer said Policy of Insurance to the said William R. Sanderson

Witness our hands and seals

Test

R. G. Parrick

Wm. H. Ramsburg

Catharine A. R. Ramsburg

State of Maryland, Frederick County, Sh.

Shereby certify that on this seventh day of March in the year Eighteen hundred and eighty before me the subscriber, a Justice of the Peace of the State of Maryland in and for Frederick County, personally appeared William H. Ramsburg and Rebecca C. Ramsburg his wife and did each, acknowledge the foregoing Mortgage to be their respective act, and at the same time also appeared William R. Sanderson the mortgagor named Mortgage and made oath in due form of Law that the Consideration stated in said Mortgage is true and bona fide as therein set forth

R. G. Parrick J. P.