

Norfolk Equity

County Maryland, on the South side of West Patrick Street, in said Frederick City, and in that part of said City commonly called Bontz Town, and being the same property conveyed to the said Catharine Derr by John Lantz trustee by deed, dated, the 6th day of July, in the year 1860 and duly recorded, in Liber B. No. 5 folio 715 one of the Land Records of Frederick County, as by reference to said deed, will more fully and at large appear, Provided that if the said Catharine Derr and Daniel Derr her husband, shall pay to the said Frederick Town Savings Institution the promissory note, aforesaid, at maturity, or shall pay any renewal thereof, when such renewal note shall mature and fall due, and payable and when payment thereof shall be demanded by the said Frederick Town Savings Institution then this Mortgage shall be void. Provided that until default be made in the payment of the promissory note aforesaid, at maturity, or of any renewal thereof, when such renewal note shall mature and fall due, and payable, and when payment thereof shall be demanded by the said Frederick Town Savings Institution the said Catharine Derr shall possess the mortgaged premises, as of her present estate therein. And provided that if default shall be made in the payment of the promissory note aforesaid, at maturity, or of any renewal thereof, when such renewal note shall mature and fall due and payable, and when payment thereof shall be demanded by the said Frederick Town Savings Institution then it shall be lawful for Louis Waskel, the President of the said Frederick Town Savings Institution, or his successor in office, to sell the said mortgaged premises at the Court House door in Frederick City, Frederick County, Maryland by public auction for Cash, after having given at least three weeks public Notice of the time, place, manner, and time of sale in some newspaper 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 such sale, including the usual Commissions and reasonable Counsel fees for preparing Bond Report of sale, and attending to the ratification thereof, with all interest due thereon, and the surplus if any to pay the same over to the said Catharine Derr, or assigns. And the said Catharine Derr and Daniel Derr her husband covenants with the said Frederick Town Savings Institution, that during the continuance of this mortgage they will keep the buildings erected on the mortgaged premises insured in some safe and reliable Insurance Company for a sum not less than five hundred dollars paying the premiums and assessments thereon, as they fall due, and that they will, as an additional security, assign the Policy of Insurance to the said Frederick Town Savings Institution, for its benefit in case of loss by fire, and the said Catharine Derr and Daniel Derr her husband further covenant in like manner that should they fail in this particular and the said Frederick Town Savings Institution pay the premiums and assessments necessary to keep

Exhibit No. 3