

No. 5515 Equity

deceased, and whereas the said John E Unkefer has, as trustee for said Francis S Unkefer received under an Audit distributing the Trust Estate in No 3729 Equity the further sum of \$705.98 1/2 to be held by him in Trust for the said Francis S. Unkefer pursuant to the provisions of the said last Will, and Testament of said Matilda Dorsey as will with greater certainty appear by reference to said Equity Proceedings in said respective causes, on the Equity Docket of the Circuit Court for Frederick County; and whereas the Total amount of said Trust Funds is the sum, of \$2227.30 1/2, And whereas the said Francis S Unkefer has purchased for the sum of \$3106.50 the real estate hereinafter described; and the said John E Unkefer Trustee has advanced as part of the purchase money therefor the said before mentioned Trust Funds, as and for an investment thereof to be secured to the said Trustee by these Presents; and whereas the said Francis S. Unkefer, and the said Elizabeth H. his wife, are desirous of securing the said Trustee, and of giving him a lien on said Real Estate, as a security for said Loan of said trust funds. Now therefore this Mortgage Witnesseth that in consideration of the Premises, and in consideration of the sum of two thousand two hundred and twenty seven ³⁰/₁₀₀ dollars now due, and now received by us the said Francis S Unkefer, and Elizabeth H. his wife from the said John E Unkefer Trustee, and now owing by us to him on the said Francis S Unkefer, and Elizabeth H. his wife, do grant unto John E Unkefer, all that tract or parcel of land lying and being in Frederick County in the State of Maryland conveyed by the said John E. Unkefer Trustee to the said Francis S. Unkefer by deed dated the twenty second day of May in the Year Eighteen hundred and Seventy-seven it being the same land, conveyed by Abdiel Unkefer and Lydia R. Unkefer to Matilda Downey by deed dated the third day of April in the Year Eighteen Hundred, and Sixty, and duly recorded in Liber 13 & F. No. 5 folio 421. One of the Land Records of Frederick County aforesaid, as by reference thereto for a greater certainty in description will at large appear. Provided that if we the said Francis S Unkefer and Elizabeth H. his wife shall pay unto the said John E. Unkefer, on or before the twenty second day of May in the year Eighteen Hundred, and Seventy Eight, the said sum of two thousand two hundred and twenty-seven ³⁰/₁₀₀ dollars with interest thereon from the date hereof, then this Mortgage shall be void. And the said Francis J Unkefer, and Elizabeth H Unkefer his wife, do jointly covenant and agree to and with the said John E Unkefer that they will pay the aforesaid sum of money, and the interest thereon at the time hereinbefore limited for the payment thereof. Provided that until default in the payment of said money the said Francis J Unkefer shall possess the premises as of his present estate therein and provided that if default shall be made in the payment of said sum of money, or the interest thereon at the time when the same shall become payable as hereinbefore specified, then it shall be lawful for the said John E. Unkefer to sell the said Mortgaged Premises in the Town of Liberty in the County of Frederick aforesaid by public auction for cash after giving at least twenty-days public Notice, of the time place and terms of Sale in some Newspaper published in Frederick County prior to the day of Sale and to apply the proceeds of such sale to the payment in the first

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