Exhibit No 6

No. 5229 Equity

At the request of Richard C. Martin
the following Mortgage was recorded April 17. A.D. 1877.

This Mortgage made this seventeenth day of April, in the year Eighteen hundred and seventy seven by us John B. Kunkel and Deborah Kunkel his wife of Frederick County State of Maryland, Witnesseth that whereas I, John B. Kunkel by my single bill dated on the seventeenth day of April in the year Eighteen hundred and seventy seven payable three years after date stands indebted to Richard C. Martin in the sum of twenty five thousand dollars, with interest from date the interest payable semi annually and for the purpose of securing the payment of the said sum of money on said note recited when due and to secure the payment of the interest thereon semi-annually in each and every year, we the said John B. Kunkle and Deborah B. Kunkle his wife have agreed to execute these presents. Now this Mortgage witnesseth that in consideration of the above recited premises, we the said John B. Kunkel and Deborah B. Kunkel his wife do grant in fee simple to the said Richard C. Martin all the lands, tenements, hereditaments and real estate of said John B. Kunkel situate in Frederick County, State of Maryland, and all the potential right of dower of her the said Deborah B. Kunkle of in and to the same which lands, tenements, hereditaments and real estate are described in the will of John Kunkel late of said County and State deceased, recorded in the Office of Register of Wills for Frederick County and in the deeds heretofore executed by sundry persons to said John B. Kunkle, and now recorded among the Land Records of Frederick County State of Maryland said lands containing about twelve thousand acres of land more or less together with all the buildings, furnaces, Engines and machinery therein with all the ways waters Easements water courses, rights, members, privileges and appurtenances thereto belonging or in any wise appertaining. Provided always that if I, the said John B. Kunkle shall pay to the said Richard C. Martin the said sum of twenty five thousand dollars said single bill specified when due and payable according to the tenor and effect thereof and shall also pay the interest thereon semiannually in each and every year then this Mortgage shall be void and of none effect. Provided that until default of payment the said John B. Kunkle shall possess the premises. And the said John B. Kunkle covenants with the said Richard C. Martin his Executors administrators or assigns, to pay all taxes, assessments, public dues or charges levied or to be levied by law on the Mortgage debt created or secured by this Mortgage. Provided that if default be made by the said John B. Kunkel his heirs or assigns in the payment of the sum of money in said single bill specified when due or payable, or if default be made in the payment of the interest thereon semiannually in each and every year then this whole Mortgage debt shall become due and payable, and it shall be lawful for the said Richard C Martin his Executors, administrators or assigns, to sell the said Mortgaged premises at public sale at the City Hotel Frederick City Frederick County Maryland after giving at least one months notice of the time place manner