No. 4960. Equity.

the interest to be paid semi-annually, and for the better securing the payment of the said sealed Note at maturity, and of the interest thereon semi-annually according to the tenor of the said Note. I the said Charles S. Simmons do grant unto the said William Reich Trustee of Mrs Sarah Adams all that part of a tract or parcel of land situate lying and being in Frederick County aforesaid being part of Lot Number Five which is part of a tract of land called "Carrollton" and containing One Hundred and seventy five and one quarter acres of land (175¼ acres) and being the same land which was conveyed to the said Chas S. Simmons by John Mac Lavish and Emily McLavish his wife by deed dated on the 31st day of March A.D. 1852 and recorded in Liber A.S.H. No. 1 folio 457 &c one of the Land Records of Frederick County as by reference thereto for a full and complete description by courses and distances metes and bounds will fully appear, provided that if the said Charles S. Simmons shall pay to the said William Reich Trustee of Mrs Sarah Adams the sealed Note aforesaid at maturity and shall also pay to him the interest semi-annually according to the tenor of the said sealed note then this Mortgage shall be void, Provided that until default be made in the payment of the sealed note aforesaid at maturity or of the interest thereon semi annually according to the tenor of said sealed note the said Charles S. Simmons shall possess the mortgaged premises of his present estate therein, and provided that if default shall be made in the payment of the sealed note aforesaid at maturity or of the interest thereon semi-annually according to the tenor of said sealed Note then it shall be lawful for the said William Reich Trustee of Mrs Sarah Adams his personal representatives and assigns to sell the said Mortgaged premises at the City Hotel in Frederick City Maryland by public Auction for Cash after having first given at least three weeks public notice of the time place manner and terms 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 reasonable Counsel fees and Commissions and then to the payment and satisfaction of the said sealed Note and all interest due thereon whether the said sealed Note shall have then matured or not and the surplus if any to pay the same to the said Charles S. Simmons Witness my hand and seal.

Chas S. Simmons (Seal)

Which is thus endorsed Viz:

State of Maryland Frederick County to wit:

I hereby Certify that on this twelfth day of February in the year Eighteen hundred and seventy five, before me the subscriber a Justice of the Peace of the State of Maryland in and for Frederick County aforesaid personally appeared Charles S. Simmons and acknowledged the aforegoing Mortgage to be his act. And at the same time before me also appeared William Reich Trustee of Mrs Sarah Adams the Mortgagee therein named and made oath in due form of law on the Holy Evangels of Almighty God that the Consideration in the said Mortgage is true and bona fide as therein set forth

Robt Stokes J.P.

State of Maryland, Frederick County to wit:

I hereby Certify that the aforegoing is a true Copy of the original Mortgage as recorded in Liber J.G. No. 10, folio 763 &c one of the Land Records in the Office of the Clerk of the Circuit Court for Frederick County,

In testimony whereof I hereto subscribe my name