No. 6192. Equity

in fee simple all pieces or parcels of ground situate, lying and being in the County of Frederick in the State of Maryland, aforesaid and described as follows, to wit:

All that parcel of land described in a Conveyance from Samuel Graham and Mary A. his wife to the said William E. Parker and Eveline Parker bearing date "August 15th 1878, recorded among the land records of Frederick County J.G. No. 11 folio 50, and Contains four & 1/4 acres and twenty nine Sq. pds of land more or less, Also all that Contiguous part of a tract Called "Hills & Valleys Conveyed to William Stately by Peter Lookingbill and Louisa his wife by deed dated "April 1st 1858, and Contains thirty three Sq. pds of land more or less,

Together with the buildings and improvements thereupon, and the rights, roads, ways, waters, privileges, appurtenances and advantages, thereto belonging or in any wise appertaining,

To have and to hold the aforesaid parcel of ground and premises unto and to the proper use and benefit of the said his heirs and assigns forever Provided that if the said William E. Parker and Eveline Parker or Either of them their heirs, executors, administrators or assigns shall pay the said One Hundred and fifty dollars when due together with the interest thereon according to the tenor of their aforesaid promissory note and shall perform all the Covenants herein on their part to be performed, then this Mortgage shall be void,

And it is agreed, that until default be made in the premises, the parties grantors shall possess the aforesaid property upon paying in the meantime, all taxes and assessments, public dues and charges of every kind, levied or assessed, or to be levied or assessed on said hereby mortgaged property, and on the mortgage debt and interest hereby intended to be secured; which taxes, assessments, public dues charges, mortgage debt and interest, the said parties grantors for themselves and for their heirs, executors, administrators, and assigns do hereby Covenant to pay when legally demandable, But if default be made in payment of said money or the interest thereon to accrue, or any part of either one of them, at the time limited for the payment of the same, or in any agreement, Covenant or Condition of this mortgage, then the entire mortgage debt shall be deemed due and demandable; and it shall be lawful for the said William R. Carney heirs and assigns after such default, to sell for Cash all the property hereby mortgaged to satisfy and pay said debt, interest and all Costs incurred in making such sale, and to grant and Convey the said property to the purchaser or purchasers thereof, his her or their heirs, or assigns: and which sale shall be made in manner following, Viz: upon giving twenty days notice of the time, place, manner and terms of sale, in some newspaper printed in Frederick County, and in the event of a sale of said property under the powers hereby granted, the proceeds, arising from such sale, to apply first, to the payment of all expenses incident to such sale including a Commission to the party making sale of said property, equal to the Commission allowed