No. 6401. Equity.

and John A. Beard her husband, witnesseth that in consideration of the sum of six hundred dollars now due from us the said Harriet A. F. Beard and John A. Beard her husband to Charles V. P. Levy we the said Harriet A. F. Beard and John A. Beard her husband do grant in fee simple unto said Charles V. P. Levy all that tract of land situated in Frederick County in the State of Maryland which was conveyed to said Harriet A. F. Beard by Benjamin Rambeng and wife by deed dated on the eighth day of April in the year Eighteen hundred and seventy five and recorded in Liber J. G. No. 3 folio 76 &c one of the Land Records of Frederick County containing twenty seven acres of land more or less. Provided that if the said Harriet A. F. Beard or John A. Beard her husband shall pay on or before the thirtieth day of March in the year Eighteen hundred and ninety to the said Charles V. P. Levy his personal representatives or assigns the said sum of six hundred dollars with interest thereon from the date hereof according to the tenor of their promissory note of even date herewith for said sum of Six hundred dollars payable to said Charles V. P. Levy or order five years after date and of their five promissory notes for thirty six dollars each for the interest on said principal from the first of which said interest notes falls due one year from the date hereof, and the remainder annually thereafter in succession then this Mortgage shall be void, and the said Mortgagors for the respective heirs personal representatives of each of them as well as for themselves and each of them hereby Covenant that they will pay the aforesaid money according to the tenor of the notes aforesaid and that they will during the Continuance of this Mortgage keep the mortgaged property insured for at least five hundred dollars paying the premiums or assessments thereon from time to time as they fall due and will assign the policy of insurance to said Charles V. P. Levy for his benefit in Case of loss by fire And that should they fail in this particular and the said Charles V. P. Levy his personal representatives or assigns pay the premiums or assessments for said insurance the Amount so paid with interest thereon shall be a lien on the Mortgaged property as though included in the first instance in the Mortgage itself, and it is hereby agreed between the parties hereto that should the said Mortgagors fail to do or perform any one or more of the things hereby agreed by them to be done and performed, it shall be held to be such a breach of Condition as shall Authorize the said Charles V. P. Levy his personal representatives or assigns to proceed forthwith to a sale of the mortgaged property and the payment of the entire debt, interest, Cost and expenses Provided that if default shall be made in the payment of the money aforesaid or the interest thereon at the time or in the Manner aforesaid According to the tenor and effect of said promissory notes or in the payment of any one of said promissory notes or in the performance of any Covenant herein Contained then it shall be