

No. 6450. Equity.

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 said sealed note & the said Elizabeth Thomas do grant in fee simple unto the said Richard C. Martin all that piece or parcel of land situate lying and being in the County of Frederick and State of Maryland being part of "Lot No. 5" which is part of the tract of land called "Carrollton" contained within the following metes and bounds courses and distances, to wit: Beginning for the same at a stone at the end of one hundred and twenty five (125) perches on the second line of the whole "Lot No. 5" and running thence by and with the outlines thereof two courses and distances to wit: South 20 $\frac{1}{2}$ West 127 perches to a stone, West 190 perches to the middle of the public road leading from Frederick City to Moland Ferry it being the end of the eighth line of the farm sold by John M^r Smith and wife to Joseph N. Chinwell containing 170 acres and 18 perches of land, then by and with the outlines thereof reverse and the middle of the said road North 22 $\frac{1}{2}$ East 47 perches North 17 $\frac{3}{4}$ East 95 $\frac{45}{100}$ perches then South 86 $\frac{3}{4}$ East 195 $\frac{1}{2}$ perches to the first mentioned place of beginning containing one hundred and fifty eight acres, two courses and twenty four perches of land and being the same lands and premises which the said Elizabeth Thomas obtained from F. Granville Thomas and George M. Thomas acting Executors of, David Thomas deceased by Deed dated the twenty second day of December in the year 1877 and intended to be recorded in the Land Records of Frederick County, Maryland simultaneously with these presents. Provided, that if the said Elizabeth Thomas shall pay to the said Richard C. Martin the sealed note aforesaid at maturity and shall also pay to him the interest thereon semi-Annually according to the tenor of the sealed note aforesaid 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 Elizabeth Thomas shall possess the the mortgaged premises as of her 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 Richard C. Martin his personal representatives and assigns, to sell the said mortgaged premises at the City Hotel in Frederick City Maryland at public Auction for Cash after first giving at least three weeks public notice of the time place and terms of sale in some one or more newspapers 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 said including reasonable Counsel fees and Commissions and