

No. 6432. Equity.

whereof is hereby acknowledged, we the said Charles Dronenburg and Ann R. Dronenburg his wife, do hereby grant and convey unto the said Margaret M. Bruner all of our right, title interest and estate, of, in and to all those parts or parcels of land and the improvements thereon, situate, lying and being in Urbana District Frederick County, State of Maryland, consisting of two acres of land, more or less, described in a deed from Henry Dronenburg and Eve M. Dronenburg his wife to Charles Dronenburg of date September 8-1859, and is found recorded in Liber P. G. F. No. 4 folio 540 one of the Land Records of Frederick County Maryland, also those two parcels of land, the first consisting of twenty six acres and two perches, and the second consisting of twenty nine acres, one rood, and fourteen perches, and the rights and ways thereto belonging or in any wise appertaining, and described in Deed from Jacob Downey to Charles Dronenburg of date November 30 1860 and is recorded in Liber P. G. F. No. 6 folio 332, one of the Land Records of Frederick County Maryland, also those two parcels of land, the first consisting of four acres, more or less, and the second consisting of twelve acres, one rood and twenty three perches of land, and described in a Deed from George W. Beall, Executor of the last will and Testament of Mary Beall to Charles Dronenburg of date April 24-1869 and is recorded in Liber C. M. No. 3 folios 487 and 488 one of the Land Records of Frederick County, Maryland and excepting from the described parts or parcels of land three acres and two perches of land as described in a Deed from Charles Dronenburg and Ann R. Dronenburg his wife, to Ephraim Menrickson of date February 18-1850 as recorded in Liber A. S. No. 1 folio 257, one of the Land Records of Frederick County, Md. also excepting one acre of land as described in a Deed from Charles Dronenburg and Ann R. Dronenburg his wife, to James Roosevelt Bayly of date May 5-1876 and is recorded in Liber J. G. No. 5 folio 384 one of the Land Records of Frederick County Md. also excepting three fourths of an acre of land as described in a deed from Charles Dronenburg and Ann R. Dronenburg wife to William M. Strube of date December 15th 1888, provided that if we the said Charles Dronenburg and Ann R. Dronenburg his wife, our Executors, administrators or assigns shall pay or cause to be paid to the said Margaret M. Bruner, her Executors, administrators or assigns the said single bill together with all interest that may accrue thereon when the same shall become due and payable by the terms and conditions of said single bill then this mortgage shall be null and void, provided also that until default shall be made in the payment of said single bill when the same shall become due and payable, or if default shall be made in the payment of any installment of interest that may accrue thereon when the same shall become due and payable by the terms and conditions of said single bill then it is hereby agreed that the whole of said mortgage debt shall become due and payable whether the same has become due or not