No. 6481. Equity.

year 1895. before me the subscriber Clerk of the Circuit Court for Frederick County, personally appeared Benjamin F. Reich, assignee of a mortgage from Elizabeth J. Eleniger to Mary Ann Flowers, the within named petitioner, and made oath in due form of law, that the matters and things stated in the aforegoing petition are true to the best of his knowledge and belief, and that the sale therein reported was fairly made.

John R. Jordan, Clerk.

Exhibit No. "Q"

At the request of Mary Ann Flowers the following Mortgage is received for Record and Recorded June 22, 1888 at 11 O'clock A.M.

Jno. W. Dorsey Posson, Clerk

This Mortgage made this twenty first day of June in the year of our Lord one thousand Eight hundred and Eighty Eight by me Elizabeth J. Eleniger of Frederick County and State of Maryland, witnesseth that in consideration of the sum of twenty three hundred dollars ($2300.) now due and owing from me to Mary Ann Flowers of said County and State upon a promissory note bearing even date herewith payable to said Mary Ann Flowers, or order twelve months after date, with interest from date, the interest payable semi Annually and for the better securing the payment of said promissory note at maturity and the interest thereon as aforesaid, I the said Elizabeth J. Eleniger do grant in fee simple unto the said Mary Ann Flowers all that portion or piece or parcel of a lot of ground situate, lying and being in the City of Frederick in the County and State aforesaid and on the South side of and near or on the bend of West Patrick Street and contained within the following metes and bounds — Beginning at the Corner of the brick house formerly occupied by Mrs Rebecca Smith and John H. Hart and running thence with and bounding on said Patrick Street, Twenty three feet and three inches then Southwardly parallel with George Blumenours lot to Carroll Creek then down with Carroll Creek twenty three feet and three inches bounding on the Centre of said Creek then with a straight line to the place of beginning. Together with all the buildings improvements and appurtenances thereto belonging or in any wise appertaining, it being the same parcel or lot of ground and premises which were conveyed to said Elizabeth J. Eleniger by George Hart and Mary Ann Hart his wife by deed bearing date the 17th day of April A.D. 1886 and recorded in Liber E.S.P. No 7 Folio 377 &c. one of the Land Records of Frederick County aforesaid, Provided that if the said Elizabeth J. Eleniger shall pay to the said Mary Ann Flowers the said sum of twenty three hundred dollars at the maturity of the promissory note above mentioned, with the interest thereon as aforesaid and shall pay said interest semi annually according to the tenor of said note, then this mortgage shall be void, Provided that until default be made in the payment of said promissory note of the interest thereon semi Annually as aforesaid, the said Elizabeth J. Eleniger shall possess the premises aforesaid or of her present estate therein and provided that if