No. 6546. Equity.

Philip Henry Nusbaum and Lydia A. R. Nusbaum his wife, of Frederick County in the State of Maryland, witnesseth, that in Consideration of the sum of Two thousand two hundred and seventy dollars, now due from one, the said Philip Henry Nusbaum to Jacob Nusbaum of said County and State, upon a sealed note of even date herewith payable to the said Jacob Nusbaum, or order, two years after date, with interest from date, the interest to be paid quarterly: And for the better securing the payment of the said sealed note at maturity, and of the interest thereon quarterly, according to the tenor of said note, we the said Philip Henry Nusbaum and Lydia A. R. Nusbaum, his wife do grant in fee simple unto the said Jacob Nusbaum all of that lot or portion of ground with the buildings and improvements thereon, situated lying and being on the East side of south Market Street in Frederick City, Frederick County, Maryland, fronting on Market Street forty feet more or less, and running back Eastwardly for depth thereof, ninety three feet three inches said lot being bounded on the north by the property of George Linscott, and on the South by the property formerly owned by Jacob Eichelberger and being the same property and premises which the said Philip Henry Nusbaum obtained from Philip Haller and Mary Ann Haller his wife by deed recorded in the Land Records of Frederick County aforesaid in Liber J. G. No. 8 folios 693 &c as by reference thereto will more fully appear, Provided, that if the said Philip Henry Nusbaum shall pay to the said Jacob Nusbaum the sealed note aforesaid at maturity, and shall also pay to him the interest thereon quarterly according to the tenor of said note, 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 quarterly, according to the tenor of said note, the said Philip Henry Nusbaum shall possess the mortgaged premises as of his 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 quarterly, according to the tenor of said note, then it shall be lawful for the said Jacob Nusbaum, his personal representatives and assigns to sell the said mortgaged premises, at the premises, by public Auction for Cash, after having first given at least three weeks public notice of the time place manner and terms of sale in some newspaper published in Frederick City, 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 sale including reasonable Counsel fees and Commissions, and then to the payment of the said sealed note and all interest due thereon, and the surplus, if any, to pay the same to the said Philip Henry Nusbaum his heirs or assigns

witness our hands and seals.

Test:
Robert Stotler,

Philip H. Nusbaum (seal)
Lydia A. R. Nusbaum (seal)