

No. 6679 Equity

with interest from date, the interest payable semi-annually, and to secure the payment of said promissory note at maturity and the interest thereon according to the tenor of said promissory note, we, the said Paulis Rowe and Mary E. Rowe, his wife, do grant in fee simple unto the said Edward E. Adams all that real estate, situate lying, and being in Frederick Maryland and on the west side of North Market St. which was conveyed to us the said Paulis Rowe and Mary E. Rowe, his wife, by Edward E. Adams and Annie K. Adams his wife by Deed bearing even date with these presents, and intended to be recorded simultaneously with this Mortgage Among the Land Records of Frederick County, reference to which Deed is hereby made. Provided if we or either of us shall pay to the said Edward E. Adams the said sum of six hundred dollars in said note specified and all interest that shall accrue thereon then this Mortgage shall be null and void.

Provided that until default is made in the payment of said six hundred dollars, and the interest thereon according to the tenor of said promissory note we the said Paulis Rowe and Mary E. Rowe, may occupy and possess the mortgaged premises as of our present estate therein. But if default is made by us or either of us in the payment of the said promissory note at maturity, or of the interest thereon semi-annually according to the tenor thereof, then the Mortgage debt hereby intended to be secured by these presents shall at once become due and payable and it shall be lawful for the said Edward E. Adams, his Executors Administrators or assigns to make sale of the said mortgaged premises at Public Sale at the Court House Door in Frederick City Frederick County Maryland for Cash, but before making sale the said Edward E. Adams shall first give public notice of such sale by advertisement in one or more of the newspapers published in Frederick County, once a week for three successive weeks setting forth the time, place, manner and terms of sale and the proceeds of such sale shall be applied as follows, First, to the payment of all costs and charges and expenses of sale including the usual Chancery Commissions & the trustee making the sale, and reasonable Counsel Fees, secondly to the payment in full of the Mortgage and all interest due thereon up to the day of payment and lastly the surplus if any to pay to the said Paulis Rowe and Mary E. Rowe, his wife, their heirs or personal representatives.

And the said Paulis Rowe and Mary E. Rowe, covenants with the said Edward E. Adams that during the continuance of this Mortgage they will keep the building on the mortgaged premises insured in some safe and reliable Fire Insurance Company for a sum not less than \$500.00 that they will pay all premiums and assessments on such insurance and that as an additional security they will accept the Policy of Insurance to the said Edward E. Adams. And they further covenant to pay all taxes, public dues or charges levied or to be levied by Law upon the Mortgage debt hereby created or intended to be secured, as well as upon the property hereby mortgaged.

witness our hands and seals, Paulis Rowe. *Paulis*
Mary E. Rowe. *Mary E.*

Sub
Alfred Ritten

Exhibit

Exhibit